

Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

Area Name / Number: Woodinville, Cottage LK, Hollywood Hills, Sammamish Valley / Area 36
Previous Physical Inspection: 2001

Improved Sales:

Number of Sales: 613

Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2004 Value	\$132,400	\$256,800	\$389,200	\$411,400	94.6%	8.86%
2005 Value	\$138,400	\$269,900	\$408,300	\$411,400	99.2%	8.42%
Change	+\$6,000	+\$13,100	+\$19,100		+4.6%	-0.44%
% Change	+4.5%	+5.1%	+4.9%		+4.9%	-4.97%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.44% and -4.97% present an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2004 Value	\$137,500	\$255,400	\$392,900
2005 Value	\$143,800	\$270,500	\$414,300
Percent Change	+4.6%	+5.9%	+5.4%

Number of one to three unit residences in the Population: 4974

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes with Above Ground Living Area greater than 3000sqft and Grade greater than 9 had higher average ratios (assessed value/sales price) than other homes in Area 36, so the formula adjusts these properties upward less in comparison to the rest of the population. Similarly, plats known as SAYBROOK ESTATES Div2 (Major757491), GREENBRIER HEIGHTS PARK (Major289640), and STONEGATE II (Major803100) had a higher average ratios (assessed value/sales price) than other homes in Area 36. Theses Plats were adjusted downward compared to the rest of the population.

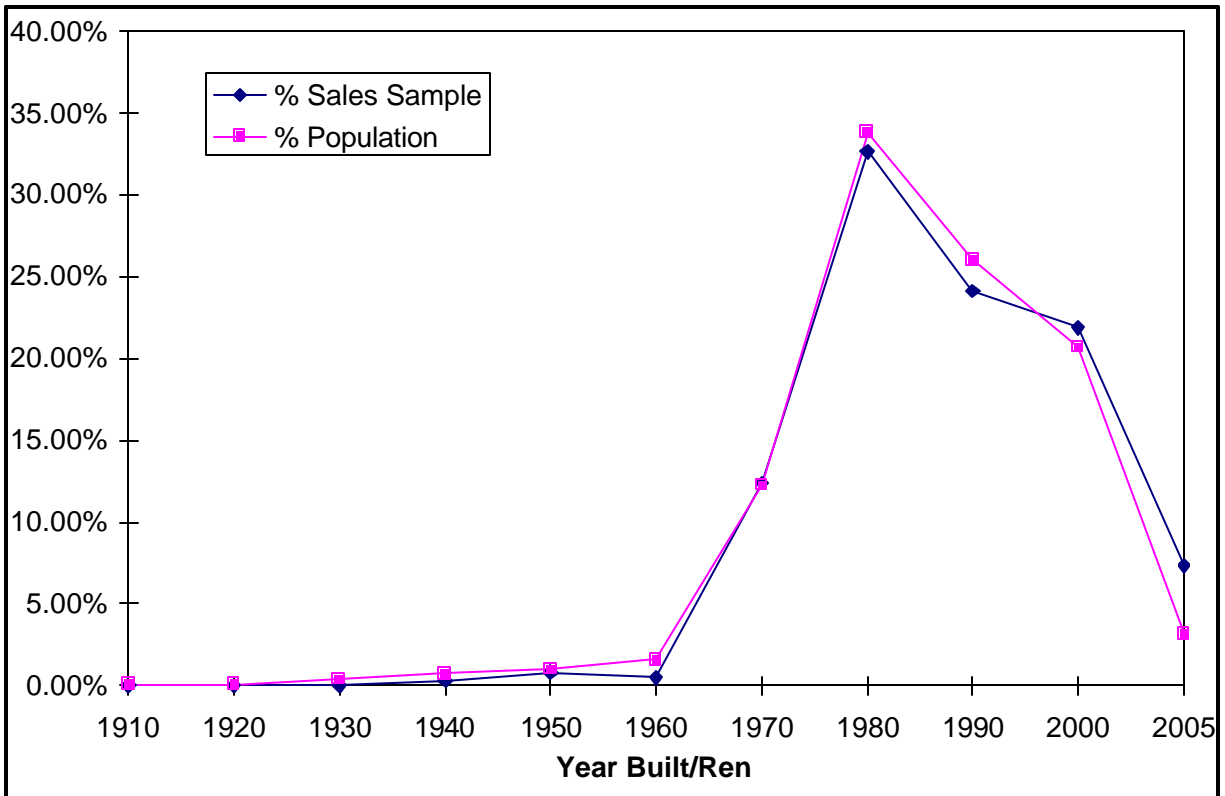
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	2	0.33%
1950	5	0.82%
1960	3	0.49%
1970	76	12.40%
1980	200	32.63%
1990	148	24.14%
2000	134	21.86%
2005	45	7.34%
	613	

Population		
Year Built/Ren	Frequency	% Population
1910	4	0.08%
1920	5	0.10%
1930	22	0.44%
1940	37	0.74%
1950	52	1.05%
1960	79	1.59%
1970	611	12.28%
1980	1683	33.84%
1990	1295	26.04%
2000	1029	20.69%
2005	157	3.16%
	4974	

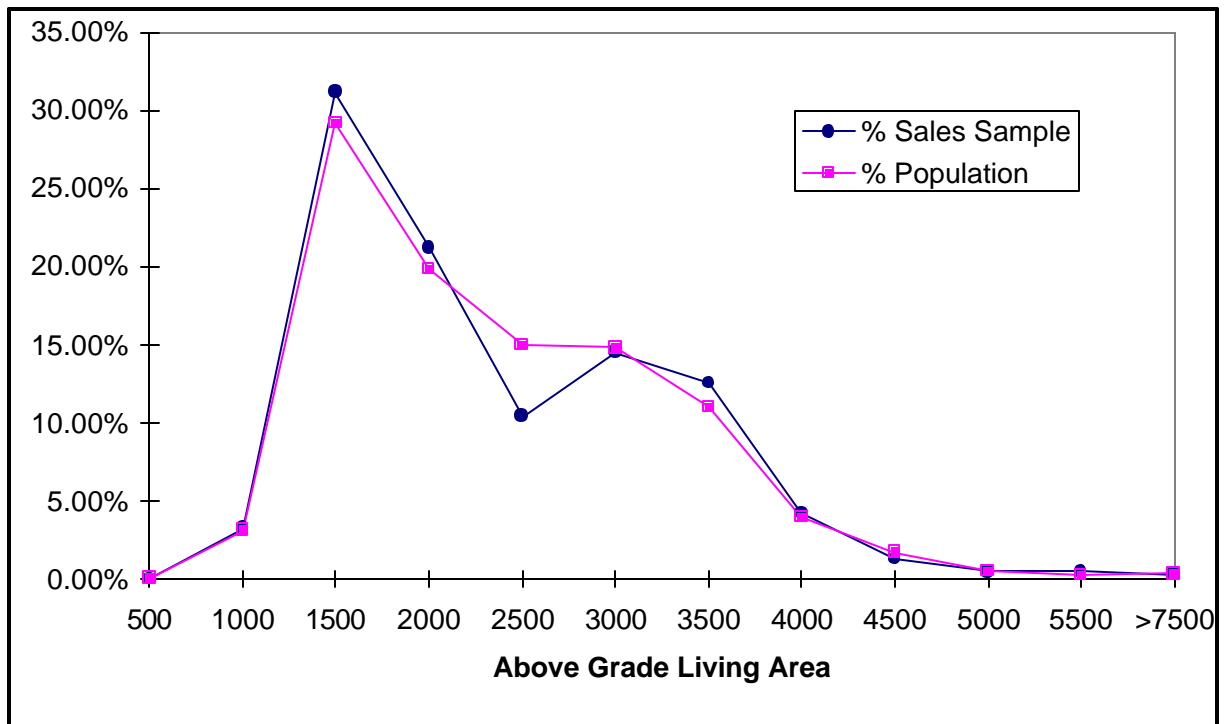


Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	20	3.26%
1500	191	31.16%
2000	130	21.21%
2500	64	10.44%
3000	89	14.52%
3500	77	12.56%
4000	26	4.24%
4500	8	1.31%
5000	3	0.49%
5500	3	0.49%
>7500	2	0.33%
	613	

Population		
AGLA	Frequency	% Population
500	3	0.06%
1000	157	3.16%
1500	1453	29.21%
2000	987	19.84%
2500	747	15.02%
3000	737	14.82%
3500	548	11.02%
4000	198	3.98%
4500	86	1.73%
5000	28	0.56%
5500	13	0.26%
>7500	17	0.34%
	4974	

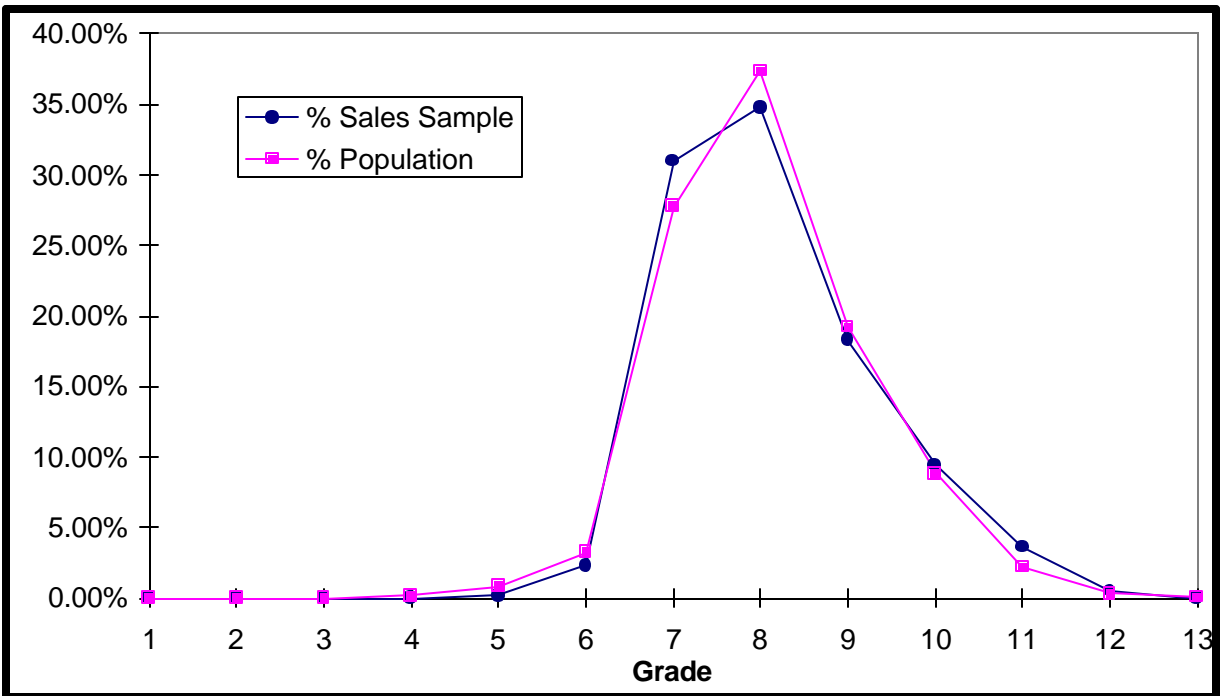


The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

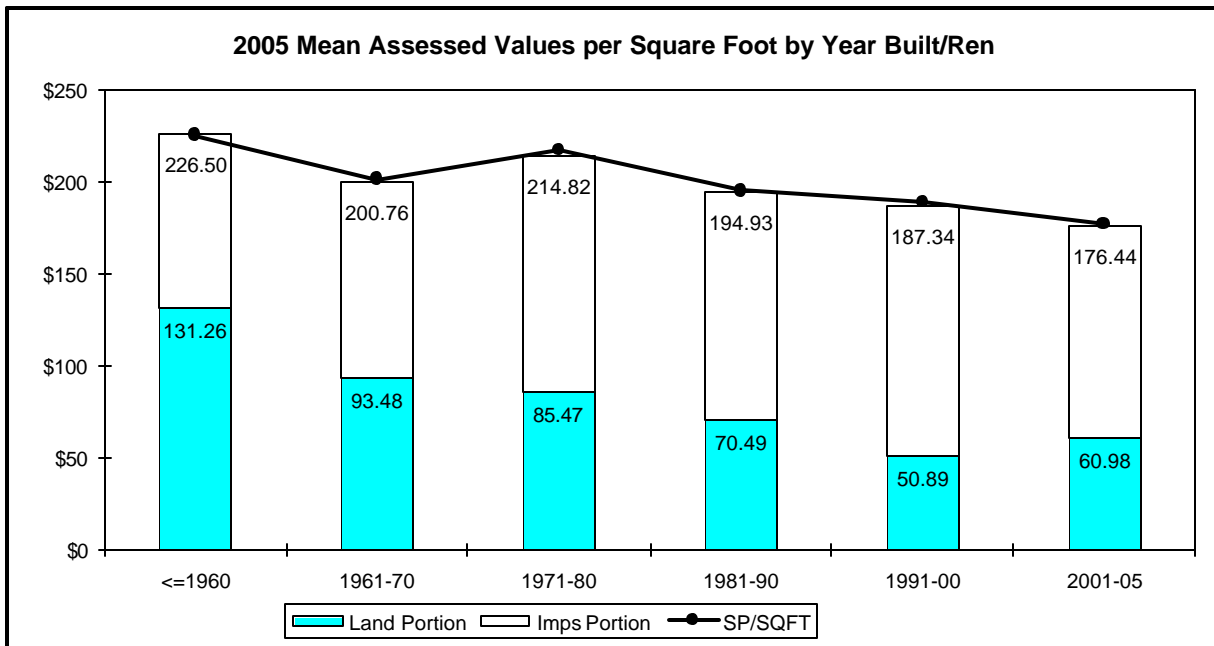
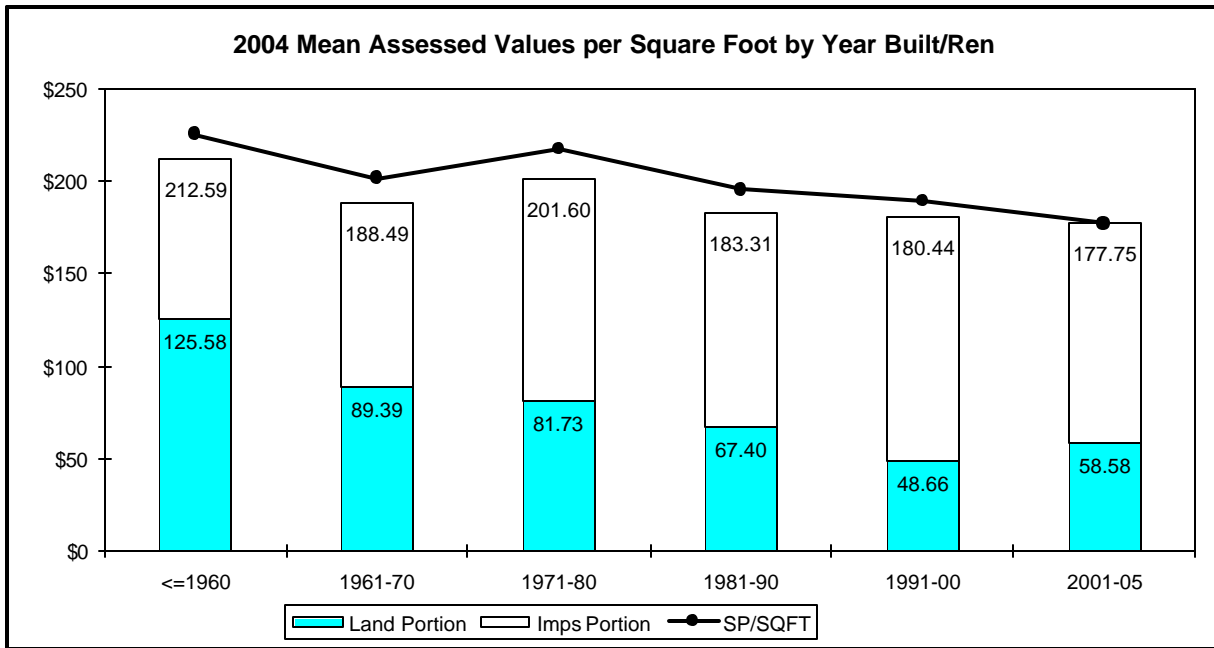
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.16%
6	14	2.28%
7	190	31.00%
8	213	34.75%
9	112	18.27%
10	58	9.46%
11	22	3.59%
12	3	0.49%
13	0	0.00%
	613	

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	9	0.18%
5	41	0.82%
6	161	3.24%
7	1382	27.78%
8	1859	37.37%
9	956	19.22%
10	438	8.81%
11	110	2.21%
12	15	0.30%
13	3	0.06%
	4974	



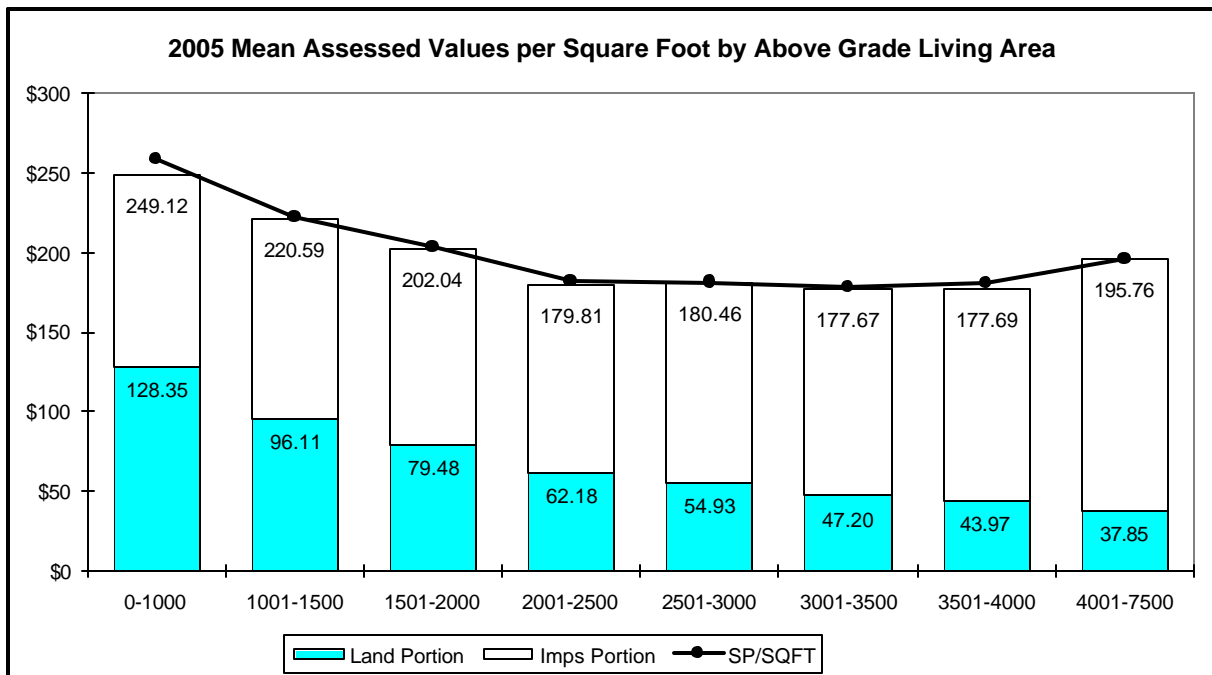
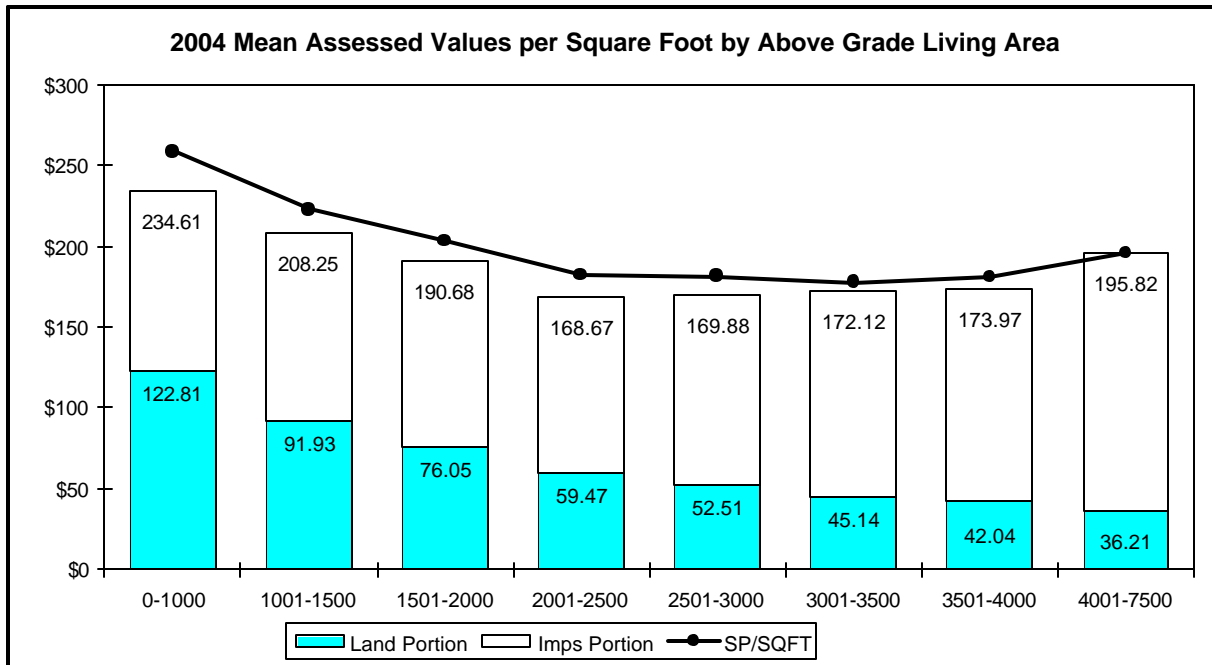
The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2004 and 2005 Per Square Foot Values By Year Built / Renovated



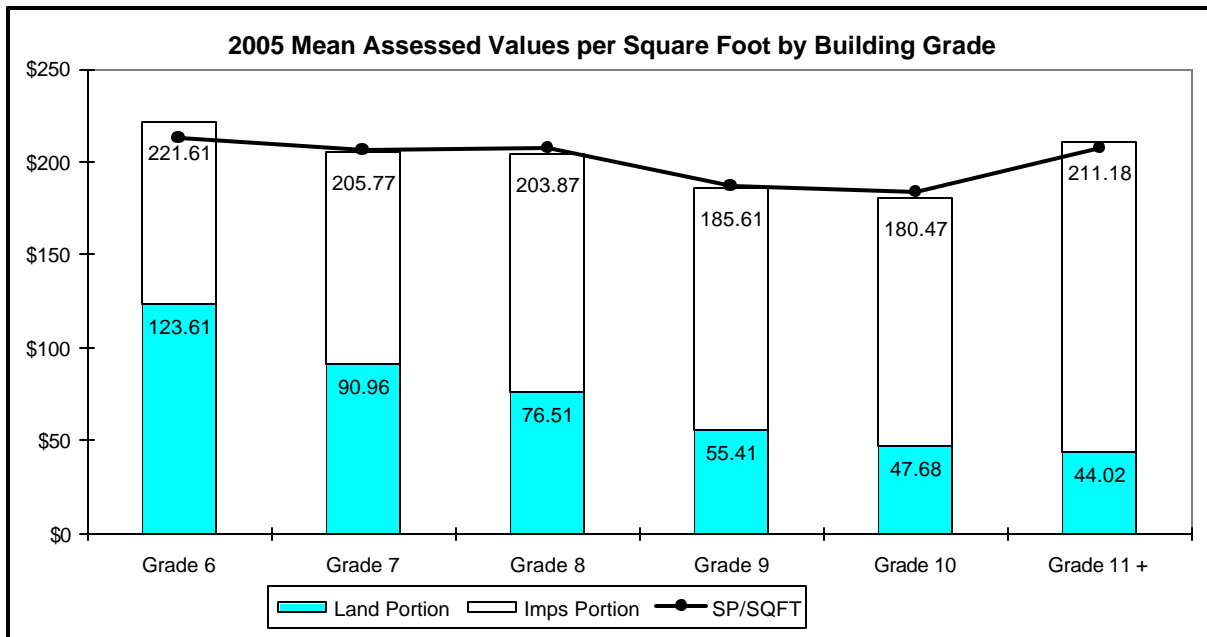
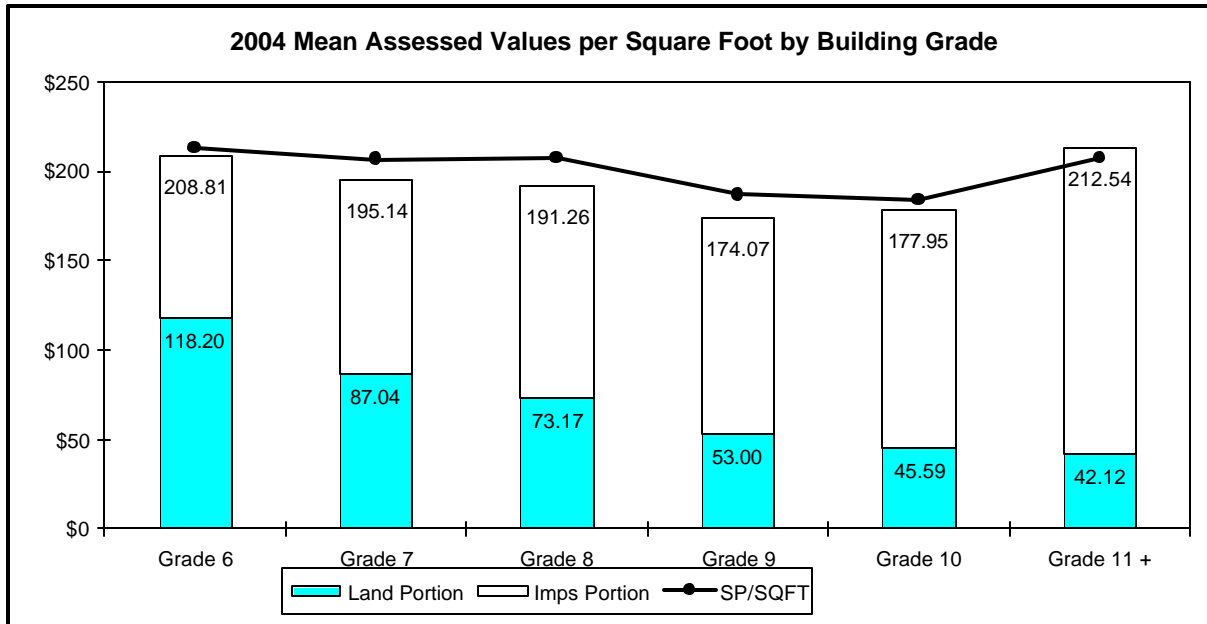
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2004 and 2005 Per Square Foot Values By Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2004 and 2005 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

There were an insufficient number of vacant land sales (8 usable) in Area 36 making it problematic to develop an adjustment to previous land value on land sales alone. As a result, a market adjustment for land values was derived based on sales of improved parcels. This resulted in an overall 4.5% increase in land assessments in the area for the 2005 Assessment Year. The formula is:

2005 Land Value = 2004 Land Value x 1.049, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 613 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes with Above Ground Living Area greater than 3000sqft and Grade greater than 9 had higher average ratios (assessed value/sales price) than other homes in Area 36, so the formula adjusts these properties upward less in comparison to the rest of the population. Similarly, plats known as SAYBROOK ESTATES Div2 (Major757491), GREENBRIER HEIGHTS PARK (Major289640), and STONEGATE II (Major803100) had a higher average ratios (assessed value/sales price) than other homes in Area 36. These Plats were adjusted downward compared to the rest of the population. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

2005 Total Value = 2004 Total Value / .936948+ (.06642438*If Plat=757491) + (.0923892*if Plat=289640) + (.1105725*if Plat=803100) + (.05439291*if AGLA is greater than 3000 and Grade is greater than 9)

The resulting total value is rounded down to the next \$1,000, *then*:

2005 Improvements Value = (2005 Total Value – 2005 Land Value)

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the Model is applied to the principle building (2005 Total Value – 2005 Land Value = 2005 Improvement Value)
*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
*If “accessory improvements only”, 2005 Total Value = (2005 Land Value + Previous Improvement Value).
*If vacant parcels (no improvement value) only the land adjustment applies.
*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
*If residential properties exist on commercially zoned land, the overall basic adjustment indicated by the sales sample will be applied. (2005 Total Value – 2005 Land Value = 2005 Improvement Value)

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

2005 Total Value = 2005 Land Value + Previous Improvement Value * 1.051, with results rounded down to the next \$1,000

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 36 Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

6.73%

Above Ground Living

Area > 3000 and Grade >=10	Yes
---	------------

% Adjustment	-5.86%
--------------	--------

SAYBROOK

ESTATES Div 2 Plat 757491	Yes
----------------------------------	------------

% Adjustment	-7.07%
--------------	--------

GREENBRIER

HEIGHTS Plat 289640	Yes
----------------------------	------------

% Adjustment	-9.58%
--------------	--------

STONEGATE II Plat 803100	Yes
---------------------------------	------------

% Adjustment	-11.27%
--------------	---------

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home with the Above Ground Living Area greater than 3000 and Grade greater than 9 would *approximately* receive a .87% upward adjustment (6.73% - 5.86%). There are 70 sales, 457 in the population. The total percent of the population receiving this adjustment would be 9%.

Generally larger, higher grade parcels were at a higher assessment level than other parcels. This model corrects for these strata differences.

SAYBROOK ESTATE Div2 would receive a -.34% downward adjustment (6.73% - 7.07%). There are 122 parcels in the plat.

GREENBRIER HEIGHTS would receive a -2.85% downward adjustment (6.73% - 9.58%). There are 70 parcels in the plat.

STONEGATE II would receive a -4.54% downward adjustment (6.73% - 11.27%). There are 6 parcels in the plat.

87% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 36 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
757491	SAYBROOK EATATES DIV2	24	122	19.6%	SE-9-26-6	5	10-11	1991 thru 1998	NE 170th PL and 220th PL SE
289640	GREENBRIER HEIGHTS PARK	27	70	38.6%	SE-3-26-5	2	6-7	2002 thru 2003	NE 187th PL and 144th Ave NE
803100	STONEGATE II	4	6	66.7%	SE-2-26-5	2	11	2002 thru 2003	NE 187th PL and 162nd Ave NE

Area 36 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 99.2

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=7	205	0.949	1.000	5.4%	0.989	1.012
8	213	0.922	0.983	6.6%	0.971	0.995
9	112	0.934	0.996	6.6%	0.980	1.012
10	58	0.969	0.981	1.3%	0.962	1.000
>=11	25	1.025	1.017	-0.7%	0.992	1.042
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=1960	10	0.932	0.993	6.5%	0.931	1.056
1961-1970	76	0.930	0.991	6.5%	0.971	1.010
1971-1980	200	0.927	0.988	6.5%	0.976	1.000
1981-1990	148	0.942	1.000	6.2%	0.986	1.014
1991-2000	134	0.957	0.990	3.5%	0.976	1.004
>2000	45	0.996	0.997	0.0%	0.975	1.018
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Fair	7	0.956	1.019	6.5%	0.939	1.099
Average	498	0.946	0.991	4.7%	0.983	0.998
Good	106	0.942	1.001	6.3%	0.984	1.019
Very Good	2	0.949	1.012	6.7%	0.746	1.279
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	313	0.924	0.984	6.5%	0.974	0.993
1.5	11	0.932	0.986	5.8%	0.945	1.026
2	287	0.962	0.998	3.8%	0.989	1.008
2.5	2	1.072	1.143	6.6%	0.602	1.684

Area 36 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 99.2

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
0801-1000	20	0.906	0.962	6.2%	0.914	1.009
1001-1500	191	0.935	0.990	5.9%	0.979	1.002
1501-2000	130	0.938	0.994	6.0%	0.979	1.009
2001-2500	64	0.926	0.987	6.6%	0.964	1.010
2501-3000	89	0.937	0.995	6.2%	0.977	1.013
3001-4000	103	0.966	0.994	2.9%	0.979	1.009
>4000	16	1.002	1.001	-0.2%	0.965	1.037
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	600	0.946	0.993	5.0%	0.986	1.000
Y	13	0.946	0.980	3.6%	0.925	1.035
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	608	0.947	0.993	4.9%	0.986	1.000
Y	5	0.884	0.943	6.6%	0.849	1.038
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	155	0.934	0.992	6.2%	0.979	1.005
2	153	0.954	0.995	4.3%	0.981	1.010
5	214	0.948	0.989	4.3%	0.977	1.000
11	91	0.940	0.999	6.2%	0.984	1.014

Area 36 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 99.2

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=5000	27	1.026	0.993	-3.2%	0.965	1.021
05001-08000	16	0.937	0.998	6.5%	0.951	1.045
08001-12000	96	0.951	1.014	6.5%	0.997	1.030
12001-16000	45	0.939	1.001	6.6%	0.976	1.026
16001-20000	30	0.924	0.981	6.1%	0.947	1.015
20001-30000	32	0.967	0.995	2.9%	0.970	1.020
30001-43559	190	0.950	0.995	4.7%	0.984	1.006
1AC-3AC	153	0.939	0.987	5.1%	0.972	1.002
3.01AC-5AC	18	0.942	1.001	6.3%	0.950	1.051
5.1AC-10AC	6	0.815	0.859	5.3%	0.811	0.906
SAYBROOK ESTATES DIV2 Major757491	COUNT	2004 WEIGHTED MEAN	2005 WEIGHTED MEAN	PERCENT CHANGE	2005 LOWER 95% C.L. using TINV	2005 UPPER 95% C.L. using TINV
N	589	0.942	0.992	5.3%	0.985	0.999
Y	24	0.999	0.995	-0.4%	0.965	1.025
GREENBRIER HEIGHTS PARK Major289640	COUNT	2004 WEIGHTED MEAN	2005 WEIGHTED MEAN	PERCENT CHANGE	2005 LOWER 95% C.L. using TINV	2005 UPPER 95% C.L. using TINV
N	586	0.944	0.992	5.1%	0.986	0.999
Y	27	1.026	0.993	-3.2%	0.965	1.021
STONEGATE II Major803100	COUNT	2004 WEIGHTED MEAN	2005 WEIGHTED MEAN	PERCENT CHANGE	2005 LOWER 95% C.L. using TINV	2005 UPPER 95% C.L. using TINV
N	609	0.944	0.992	5.1%	0.986	0.999
Y	4	1.046	0.998	-4.6%	0.924	1.073

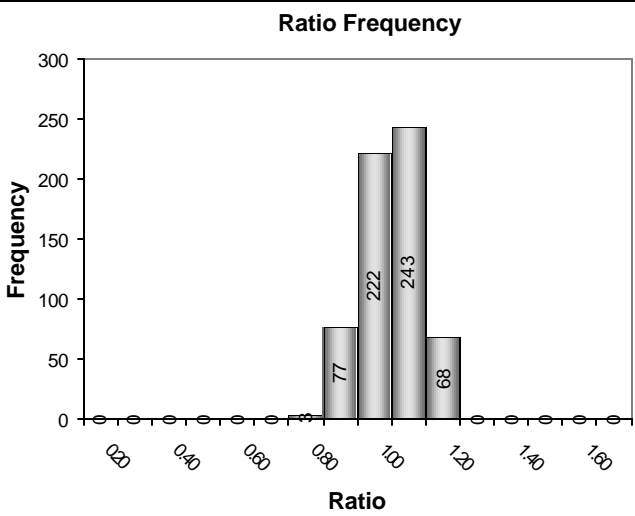
Annual Update Ratio Study Report (Before)

2004 Assessments

District/Team: NE / TEAM - 2	Lien Date: 01/01/2004	Date of Report: 3/1/2005	Sales Dates: 1/2003 - 12/2004												
AREA 36	Appr ID: JRAM	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No												
SAMPLE STATISTICS		<div>Ratio Frequency</div> <table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.75</td><td>24</td></tr><tr><td>0.85</td><td>159</td></tr><tr><td>0.95</td><td>254</td></tr><tr><td>1.05</td><td>160</td></tr><tr><td>1.15</td><td>16</td></tr></tbody></table>		Ratio	Frequency	0.75	24	0.85	159	0.95	254	1.05	160	1.15	16
Ratio	Frequency														
0.75	24														
0.85	159														
0.95	254														
1.05	160														
1.15	16														
Sample size (n)	613														
Mean Assessed Value	389,200														
Mean Sales Price	411,400														
Standard Deviation AV	159,779														
Standard Deviation SP	162,474														
ASSESSMENT LEVEL															
Arithmetic Mean Ratio	0.948														
Median Ratio	0.948														
Weighted Mean Ratio	0.946														
UNIFORMITY															
Lowest ratio	0.740														
Highest ratio:	1.127														
Coefficient of Dispersion	7.26%														
Standard Deviation	0.084														
Coefficient of Variation	8.86%														
Price Related Differential (PRD)	1.003														
RELIABILITY															
95% Confidence: Median															
Lower limit	0.940														
Upper limit	0.958														
95% Confidence: Mean															
Lower limit	0.942														
Upper limit	0.955														
SAMPLE SIZE EVALUATION															
N (population size)	4974														
B (acceptable error - in decimal)	0.05														
S (estimated from this sample)	0.084														
Recommended minimum:	11														
Actual sample size:	613														
Conclusion:	OK														
NORMALITY															
Binomial Test															
# ratios below mean:	309														
# ratios above mean:	304														
z:	0.202														
Conclusion:	Normal*														
*i.e. no evidence of non-normality															

Annual Update Ratio Study Report (After)

2005 Assessments

District/Team: NE / TEAM - 2	Lien Date: 01/01/2005	Date of Report: 3/1/2005	Sales Dates: 1/2003 - 12/2004										
AREA 36	Appr ID: JRAM	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No										
SAMPLE STATISTICS		<div>Ratio Frequency</div>  <table border="1"><caption>Ratio Frequency Data</caption><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.80</td><td>77</td></tr><tr><td>0.90</td><td>222</td></tr><tr><td>1.00</td><td>243</td></tr><tr><td>1.10</td><td>68</td></tr></tbody></table>		Ratio	Frequency	0.80	77	0.90	222	1.00	243	1.10	68
Ratio	Frequency												
0.80	77												
0.90	222												
1.00	243												
1.10	68												
Sample size (n)	613												
Mean Assessed Value	408,300												
Mean Sales Price	411,400												
Standard Deviation AV	159,270												
Standard Deviation SP	162,474												
ASSESSMENT LEVEL													
Arithmetic Mean Ratio	0.999												
Median Ratio	1.002												
Weighted Mean Ratio	0.992												
UNIFORMITY													
Lowest ratio	0.788												
Highest ratio:	1.198												
Coefficient of Dispersion	6.70%												
Standard Deviation	0.084												
Coefficient of Variation	8.42%												
Price Related Differential (PRD)	1.006												
RELIABILITY		<div>COMMENTS:</div> <div>1 to 3 Unit Residences throughout area 36</div> <div>Both assessment level and uniformity have been improved by application of the recommended values.</div>											
95% Confidence: Median													
Lower limit	0.997												
Upper limit	1.011												
95% Confidence: Mean													
Lower limit	0.992												
Upper limit	1.005												
SAMPLE SIZE EVALUATION													
N (population size)	4974												
B (acceptable error - in decimal)	0.05												
S (estimated from this sample)	0.084												
Recommended minimum:	11												
Actual sample size:	613												
Conclusion:	OK												
NORMALITY													
Binomial Test													
# ratios below mean:	292												
# ratios above mean:	321												
z:	1.171												
Conclusion:	Normal*												
*i.e. no evidence of non-normality													

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	162870	0065	9/3/03	\$310,000	920	0	5	1937	3	35719	Y	Y	17241 191ST AV NE
001	073750	0070	1/2/03	\$210,000	840	840	6	1970	4	11850	N	N	19319 NE 172ND ST
001	073750	0070	1/2/03	\$210,000	840	840	6	1970	4	11850	N	N	19319 NE 172ND ST
001	177590	0230	11/18/03	\$207,000	1150	0	6	1969	3	13080	N	N	15526 182ND PL NE
001	177590	0230	8/19/03	\$213,500	1150	0	6	1969	3	13080	N	N	15526 182ND PL NE
001	162870	0137	6/17/03	\$235,000	1160	0	6	1935	4	35000	N	N	17215 194TH AV NE
001	073750	0100	1/12/04	\$235,000	1350	0	6	1970	4	10044	N	N	19330 NE 172ND ST
001	952240	0320	4/8/04	\$214,000	820	820	7	1969	3	8710	N	N	18223 NE 175TH PL
001	952240	0340	2/25/04	\$229,000	820	820	7	1969	3	14350	N	N	18309 NE 175TH PL
001	177580	0870	11/24/04	\$255,500	820	550	7	1976	3	12870	N	N	17902 NE 156TH ST
001	177580	0940	5/6/04	\$213,010	860	0	7	1970	4	12800	N	N	15810 182ND AV NE
001	177100	0880	6/14/03	\$214,950	940	0	7	1967	3	9558	N	N	19731 NE 158TH ST
001	177111	0410	3/17/03	\$217,500	940	0	7	1969	3	9520	N	N	17818 198TH AV NE
001	177111	0050	5/15/03	\$225,000	940	0	7	1969	4	10780	N	N	19711 NE 176TH PL
001	177111	0180	5/27/04	\$240,000	940	0	7	1969	3	11845	N	N	17630 197TH AV NE
001	177550	0121	9/14/04	\$249,950	940	0	7	1967	4	11213	N	N	16403 AVONDALE RD NE
001	177111	0380	6/20/03	\$226,900	960	0	7	1969	3	8268	N	N	17804 198TH AV NE
001	177591	0100	3/4/04	\$235,000	960	0	7	1970	4	14400	N	N	16300 179TH PL NE
001	177590	0080	10/20/04	\$280,000	960	0	7	1967	4	11664	N	N	18026 NE 156TH ST
001	177111	0620	6/25/04	\$272,500	980	0	7	1978	3	5289	N	N	17635 197TH AV NE
001	163070	0267	7/28/03	\$174,900	1010	540	7	1948	2	9775	N	N	18417 NE WOODINVILLE-DUVALL RD
001	177400	0980	2/10/03	\$215,000	1030	0	7	1968	3	10044	N	N	16534 188TH AV NE
001	177110	0340	8/23/04	\$249,950	1030	460	7	1977	4	7236	N	N	17731 199TH PL NE
001	177111	0220	8/17/04	\$259,000	1030	160	7	1976	3	10890	N	N	17760 197TH AV NE
001	177580	0030	2/26/03	\$230,550	1050	0	7	1983	3	13500	N	N	15658 185TH AV NE
001	177000	0490	8/6/03	\$238,000	1060	0	7	1977	3	16470	N	N	15523 187TH AV NE
001	177580	1060	10/23/03	\$232,200	1070	0	7	1968	4	23595	N	N	15809 182ND AV NE
001	177592	0380	2/13/04	\$255,000	1090	750	7	1976	4	9100	N	N	17259 NE 156TH CT
001	177592	0170	6/10/03	\$238,000	1090	750	7	1976	3	12916	N	N	17314 NE 156TH ST

Improved Sales Used in this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	177592	0260	6/28/04	\$249,950	1090	750	7	1976	3	9100	N	N	15714 173RD AV NE
001	177111	0580	11/21/03	\$225,000	1100	0	7	1969	4	11297	N	N	17651 197TH AV NE
001	177110	0360	2/5/03	\$205,000	1120	0	7	1969	4	5800	N	N	17719 199TH PL NE
001	177100	0370	2/25/03	\$205,485	1120	0	7	1968	3	16650	N	N	15845 199TH AV NE
001	177100	0370	2/6/04	\$216,000	1120	0	7	1968	3	16650	N	N	15845 199TH AV NE
001	177111	0370	5/2/03	\$237,000	1120	0	7	1970	4	8989	N	N	17803 199TH AV NE
001	177111	0610	4/15/04	\$219,500	1120	0	7	1969	3	8475	N	N	17639 197TH AV NE
001	952240	0280	3/24/04	\$270,000	1120	780	7	1974	3	9450	N	N	18133 NE 175TH PL
001	177110	0170	8/10/04	\$228,500	1120	0	7	1968	3	10976	N	N	19904 NE 175TH ST
001	177580	0740	4/24/03	\$276,000	1120	520	7	1977	4	13566	N	N	18015 NE 159TH ST
001	177110	0460	8/17/04	\$241,000	1120	0	7	1968	4	13344	N	N	17523 199TH AV NE
001	177110	0160	6/17/04	\$235,000	1120	0	7	1968	3	9500	N	N	19924 NE 175TH ST
001	182606	9042	5/18/04	\$240,000	1120	0	7	1967	3	16552	N	N	18717 NE 165TH ST
001	177110	0380	10/7/04	\$252,500	1120	0	7	1969	4	10000	N	N	19922 NE 177TH ST
001	952240	0180	4/24/04	\$295,000	1130	1040	7	1971	3	9600	N	N	18232 NE 176TH ST
001	177000	0030	7/21/03	\$220,000	1150	0	7	1969	3	16500	N	N	15904 187TH AV NE
001	177580	0170	7/29/03	\$219,900	1150	0	7	1969	4	13920	N	N	18424 NE 156TH ST
001	177450	0089	9/7/04	\$265,000	1150	0	7	1964	4	17000	N	N	19235 NE 159TH ST
001	177111	0150	1/29/03	\$214,000	1160	0	7	1969	4	10815	N	N	17603 197TH PL NE
001	177100	0090	5/20/03	\$217,450	1160	0	7	1967	4	9196	N	N	19625 NE 156TH PL
001	177111	0640	7/14/04	\$268,000	1160	500	7	1978	4	6240	N	N	17627 197TH AV NE
001	177100	0560	8/27/03	\$226,000	1160	0	7	1968	3	11040	N	N	19730 NE 158TH ST
001	177100	0850	7/9/04	\$235,000	1160	0	7	1967	3	9282	N	N	15614 197TH AV NE
001	072606	9087	5/19/04	\$282,000	1160	270	7	1987	3	15225	N	N	18517 NE 183RD ST
001	177111	0660	5/20/04	\$270,000	1170	0	7	2000	3	8528	N	N	17611 197TH AV NE
001	177400	0920	11/18/03	\$264,000	1170	0	7	1968	3	9375	N	N	16529 189TH AV NE
001	177100	0150	8/6/03	\$210,000	1180	0	7	1968	3	8680	N	N	19731 NE 156TH PL
001	177592	0210	2/12/03	\$199,950	1200	0	7	1971	4	9800	N	N	15616 173RD AV NE
001	177592	0240	6/17/04	\$218,950	1200	0	7	1971	4	10220	N	N	15702 173RD AV NE
001	177580	0890	3/25/04	\$270,000	1240	0	7	1968	3	18500	N	N	15629 183RD AV NE
001	177580	0910	1/23/03	\$213,495	1250	0	7	1968	2	13659	N	N	15605 183RD AV NE

Improved Sales Used in this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	177580	0090	8/18/03	\$258,000	1260	650	7	1968	4	20175	N	N	15612 185TH AV NE
001	177593	0100	2/23/04	\$283,000	1260	630	7	1977	4	7475	N	N	17360 NE 160TH ST
001	177593	0090	6/23/03	\$285,000	1260	630	7	1977	3	6720	N	N	17366 NE 160TH ST
001	177580	0290	8/26/04	\$262,450	1260	0	7	1968	3	12330	N	N	15612 183RD AV NE
001	177595	0070	12/15/03	\$219,000	1280	0	7	1970	4	11000	N	N	17805 184TH AV NE
001	177592	0400	1/3/03	\$211,000	1290	0	7	1976	4	11900	N	N	17311 NE 156TH ST
001	177580	0860	10/24/03	\$290,000	1300	550	7	1977	4	12000	N	N	17910 NE 156TH ST
001	177591	0310	8/17/04	\$265,000	1300	0	7	1968	3	16275	N	N	16005 179TH PL NE
001	177590	0220	3/24/03	\$253,000	1320	0	7	1979	3	13824	N	N	15521 183RD PL NE
001	177111	0590	7/24/03	\$253,525	1320	0	7	1969	4	19845	N	N	17647 197TH AV NE
001	177593	0160	6/26/04	\$256,000	1320	0	7	1977	3	16100	N	N	17371 NE 160TH ST
001	177000	0150	11/18/03	\$296,500	1320	650	7	1978	3	13590	N	N	18600 NE 157TH PL
001	177593	0170	6/21/04	\$270,000	1320	0	7	1977	3	10450	N	N	17379 NE 160TH ST
001	177592	0090	3/17/04	\$269,950	1330	630	7	1976	3	9900	N	N	15611 175TH AV NE
001	177100	0170	6/12/03	\$232,000	1330	0	7	1968	4	9638	N	N	19745 NE 156TH PL
001	177591	0110	5/2/03	\$300,000	1330	680	7	1978	3	14400	N	N	16306 179TH PL NE
001	177000	0130	6/10/03	\$285,000	1330	420	7	1978	3	16748	N	N	18620 NE 157TH PL
001	177001	0230	11/19/03	\$315,000	1330	630	7	1977	3	12350	N	N	18702 NE 161ST PL
001	177580	0730	7/20/04	\$317,000	1330	810	7	1976	3	11931	N	N	15834 180TH AV NE
001	177001	0030	9/27/04	\$319,500	1330	320	7	1977	3	18000	N	N	18606 NE 161ST PL
001	177001	0220	5/17/04	\$351,000	1330	570	7	1977	3	18500	N	N	18712 NE 161ST PL
001	177593	0510	4/28/03	\$285,000	1340	890	7	1981	3	10824	N	N	15982 176TH AV NE
001	177400	0810	6/22/04	\$287,500	1340	0	7	1976	3	11644	N	N	18937 NE 168TH ST
001	177593	0190	8/8/03	\$294,950	1350	1150	7	1990	3	10000	N	N	15869 174TH AV NE
001	177593	0500	12/2/03	\$307,950	1350	700	7	1980	3	12650	N	N	15972 176TH AV NE
001	177400	0700	3/24/03	\$256,000	1360	0	7	1968	3	10701	N	N	16526 189TH AV NE
001	177592	0330	5/10/04	\$247,500	1390	0	7	1969	3	10795	N	N	17268 NE 156TH CT
001	177591	0410	9/2/03	\$309,950	1410	810	7	1976	4	15862	N	N	16316 177TH PL NE
001	177400	0100	8/29/03	\$258,000	1410	0	7	1976	3	11200	N	N	19009 NE 165TH PL
001	177110	0470	11/17/03	\$244,110	1490	0	7	1968	4	14260	N	N	17513 199TH AV NE
001	182606	9045	12/1/04	\$274,000	1490	0	7	1968	3	14810	N	N	18617 NE 165TH ST

Improved Sales Used in this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	177400	1090	2/19/04	\$285,000	1500	0	7	1976	3	12495	N	N	18940 NE 168TH ST
001	177111	0600	5/23/03	\$211,500	1520	0	7	1969	4	10140	N	N	17643 197TH AV NE
001	177400	0160	8/18/04	\$285,000	1540	0	7	1988	3	19250	N	N	19051 NE 165TH PL
001	177100	0040	8/9/03	\$215,000	1560	0	7	1967	4	10890	N	N	15601 197TH AV NE
001	132605	9121	9/26/03	\$285,000	1660	0	7	1978	3	39400	N	N	17721 NE 156TH ST
001	177110	0290	8/12/04	\$262,000	1680	0	7	1968	4	10028	N	N	19942 NE 177TH ST
001	177550	0141	6/14/04	\$319,950	1720	0	7	1957	3	40000	N	N	16236 190TH AV NE
001	177400	1060	12/23/03	\$314,000	1780	0	7	1983	4	10000	N	N	16722 188TH PL NE
001	177550	0123	3/26/04	\$297,000	1900	0	7	1967	4	10804	N	N	19161 NE 165TH ST
001	177001	0100	1/10/03	\$317,000	1930	800	7	1972	3	13600	N	N	15951 186TH AV NE
001	073750	0060	4/15/04	\$256,500	2040	0	7	1970	4	10875	N	N	19311 NE 172ND ST
001	072606	9071	5/3/04	\$334,000	930	1230	8	1976	4	16117	N	N	18107 NE 175TH PL
001	177100	0290	2/11/04	\$265,000	1030	250	8	1976	3	16200	N	N	15820 199TH AV NE
001	177593	0300	7/15/04	\$291,950	1080	750	8	1976	3	13800	N	N	15926 174TH AV NE
001	177593	0320	6/1/03	\$275,000	1130	370	8	1977	4	11400	N	N	17425 NE 160TH ST
001	082606	9171	5/17/04	\$343,000	1200	410	8	1978	4	57063	N	N	19841 NE 174TH ST
001	177593	0240	12/18/03	\$262,950	1240	570	8	1976	3	7475	N	N	15852 174TH AV NE
001	177593	0250	2/13/04	\$275,500	1240	400	8	1976	3	8400	N	N	15862 174TH AV NE
001	952240	0170	7/23/03	\$301,500	1240	0	8	1970	4	12980	N	N	18236 NE 176TH ST
001	952241	0150	1/8/03	\$311,000	1250	430	8	1977	3	35000	N	N	17834 182ND AV NE
001	177400	0900	7/17/03	\$329,950	1250	700	8	1981	3	9375	N	N	16541 189TH AV NE
001	177593	0360	7/30/03	\$272,000	1270	480	8	1978	3	11880	N	N	17501 NE 160TH ST
001	177591	0190	1/17/03	\$228,000	1320	0	8	1979	3	11600	N	N	16217 178TH PL NE
001	177400	0910	5/1/03	\$320,000	1330	1250	8	1976	3	9250	N	N	16535 189TH AV NE
001	177400	0460	7/24/03	\$269,950	1340	0	8	1976	4	11220	N	N	16540 190TH AV NE
001	177400	0420	12/22/04	\$315,000	1360	400	8	1973	3	12825	N	N	16514 190TH AV NE
001	182606	9066	2/4/03	\$349,950	1380	1060	8	1977	3	128502	N	N	16407 187TH AV NE
001	182606	9065	10/25/04	\$490,000	1380	600	8	1977	3	106286	N	N	16411 187TH AV NE
001	177400	1110	10/10/03	\$280,000	1390	420	8	1974	3	10866	N	N	18920 NE 168TH ST
001	613980	0060	6/20/03	\$318,950	1410	1080	8	1978	3	9600	N	N	19711 NE 165TH ST
001	177580	0470	6/4/04	\$277,000	1420	0	8	1969	3	18128	N	N	18220 NE 159TH ST

Improved Sales Used in this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	952240	0160	6/11/04	\$315,000	1420	0	8	1971	3	5665	N	N	18240 NE 176TH ST
001	177580	0480	6/17/03	\$270,000	1450	0	8	1967	4	9310	N	N	15910 182ND PL NE
001	613980	0040	5/2/03	\$305,000	1460	460	8	1978	3	9600	N	N	19625 NE 165TH ST
001	613980	0030	10/15/04	\$369,950	1490	1010	8	1979	4	9600	N	N	19617 NE 165TH ST
001	177435	0090	12/13/04	\$370,000	1510	620	8	1978	4	38000	N	N	19421 NE 162ND ST
001	177400	0440	8/23/04	\$349,000	1540	430	8	1976	3	10800	N	N	16530 190TH AV NE
001	177593	0600	5/23/03	\$285,900	1570	0	8	1981	3	9775	N	N	17508 NE 160TH ST
001	177400	0830	6/26/03	\$275,000	1610	0	8	1966	3	10000	N	N	19103 NE 168TH ST
001	163070	0115	4/9/04	\$499,950	1610	1100	8	1979	3	24640	Y	Y	17506 185TH AV NE
001	177580	0080	8/27/03	\$319,950	1690	0	8	1995	3	20100	N	N	15620 185TH AV NE
001	177594	0090	6/22/04	\$306,000	1700	0	8	1975	3	34198	Y	N	17420 NE 160TH PL
001	177000	0390	6/12/03	\$287,000	1740	0	8	1972	3	15000	N	N	15603 188TH AV NE
001	177590	0140	4/14/03	\$299,950	1760	0	8	1967	4	6875	N	N	15515 184TH PL NE
001	177594	0150	8/10/04	\$392,000	1840	480	8	1976	4	42625	N	N	16050 175TH AV NE
001	172606	9035	4/1/04	\$370,000	1940	0	8	1974	4	96703	N	N	19804 NE 155TH PL
001	177400	1220	6/4/03	\$256,000	1970	0	8	1967	3	17182	N	N	19128 NE 168TH ST
001	613980	0410	9/29/04	\$349,000	1980	0	8	1978	4	7975	N	N	16323 197TH AV NE
001	177000	0500	11/19/03	\$309,950	1990	0	8	1966	3	16100	N	N	15515 187TH AV NE
001	177400	0500	6/28/04	\$319,000	2230	0	8	1968	3	11745	N	N	19021 NE 167TH ST
001	163070	0055	7/9/03	\$585,900	2290	1060	8	1968	4	24192	Y	Y	17214 185TH AV NE
001	177400	1180	7/3/03	\$540,000	2350	670	8	1972	3	12960	Y	Y	16725 188TH PL NE
001	177590	0020	8/28/03	\$361,000	2370	0	8	1991	3	13750	N	N	15506 185TH AV NE
001	177580	1405	7/22/04	\$498,950	2390	0	8	2001	3	38258	N	N	18348 NE 159TH ST
001	177580	0350	3/30/04	\$325,000	2590	0	8	1975	4	13000	N	N	18331 NE 159TH ST
001	177580	0680	7/2/04	\$344,500	1520	720	9	1983	3	19488	N	N	17901 NE 160TH ST
001	182606	9047	6/24/03	\$489,000	1880	1780	9	1974	3	138085	N	N	16214 183RD PL NE
001	177550	0362	12/23/04	\$553,990	2460	0	9	1995	3	34335	N	N	18806 NE 157TH ST
001	177550	0370	8/12/03	\$531,000	2730	0	9	1991	3	92890	N	N	18829 NE 157TH ST
001	675255	0180	2/1/04	\$570,000	3150	0	9	1998	3	27252	N	N	17058 183RD PL NE
001	177550	0364	6/18/04	\$565,000	2800	0	10	1993	3	32545	N	N	18818 NE 157TH ST
001	177550	0025	5/18/04	\$667,500	3630	0	10	2000	3	48352	N	N	15625 AVONDALE RD NE

Improved Sales Used in this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	163070	0400	6/10/03	\$739,500	4080	0	11	1995	3	38190	N	N	18206 190TH PL NE
001	163070	0411	6/10/04	\$980,000	4860	340	12	1995	3	30740	Y	N	18211 190TH PL NE
002	289640	0610	11/19/04	\$129,570	990	0	6	2003	3	1687	N	N	18833 144TH AV NE
002	012605	9097	2/24/03	\$269,950	1110	0	6	1948	2	104544	N	N	19742 170TH AV NE
002	012605	9136	7/18/03	\$235,000	1820	0	6	1960	3	16332	N	N	18504 171ST PL NE
002	012605	9091	7/27/04	\$285,000	1010	500	7	1963	4	35064	N	N	17004 NE 195TH ST
002	951720	0600	12/22/03	\$276,500	1080	710	7	1984	3	10373	N	N	18204 145TH CT NE
002	721482	0250	4/22/04	\$299,950	1080	750	7	1981	3	7548	N	N	14628 NE 179TH ST
002	012605	9005	4/6/04	\$385,000	1160	1040	7	1971	2	103237	N	N	20006 170TH AV NE
002	951720	0530	1/9/04	\$243,500	1170	0	7	1983	3	15686	N	N	18313 146TH AV NE
002	721481	0450	7/12/04	\$289,000	1170	900	7	1979	3	8085	N	N	14634 NE 178TH ST
002	951720	0560	8/5/03	\$309,900	1180	850	7	1983	4	15012	N	N	18227 146TH AV NE
002	951720	0290	8/15/03	\$307,000	1220	1080	7	1984	3	16474	N	N	18327 147TH CT NE
002	951720	0290	4/28/04	\$320,000	1220	1080	7	1984	3	16474	N	N	18327 147TH CT NE
002	721482	0060	8/11/03	\$289,950	1240	810	7	1981	3	7665	N	N	14613 NE 179TH ST
002	721481	0130	4/23/03	\$307,500	1240	960	7	1979	3	10120	N	N	14603 NE 178TH ST
002	721482	0400	9/29/03	\$295,000	1280	520	7	1979	3	7371	N	N	18007 146TH AV NE
002	721482	0270	10/11/04	\$320,000	1280	860	7	1981	3	11020	N	N	14616 NE 179TH ST
002	012605	9119	12/18/03	\$245,000	1290	0	7	1993	3	14278	N	N	19204 168TH AV NE
002	951720	0490	5/12/04	\$349,950	1340	510	7	1983	4	16495	N	N	14500 NE 184TH PL
002	022605	9010	6/24/04	\$326,653	1340	0	7	1944	2	65340	N	N	19322 156TH AV NE
002	721482	0090	5/23/03	\$315,000	1360	940	7	1980	4	9630	N	N	17819 147TH PL NE
002	721482	0070	8/22/03	\$310,000	1360	960	7	1981	3	15886	N	N	14621 NE 179TH ST
002	721481	0460	5/9/03	\$299,950	1360	940	7	1979	3	8000	N	N	14624 NE 178TH ST
002	721482	0580	9/17/04	\$319,000	1360	960	7	1979	4	7519	N	N	17837 146TH AV NE
002	721481	0480	9/25/03	\$326,000	1360	940	7	1979	3	8008	N	N	14612 NE 178TH ST
002	289640	0530	2/4/03	\$230,580	1370	0	7	2003	3	2014	N	N	18620 144TH AV NE
002	289640	0540	2/11/03	\$230,580	1370	0	7	2003	3	1982	N	N	18618 144TH AV NE
002	289640	0550	2/14/03	\$230,580	1370	0	7	2003	3	1977	N	N	18616 144TH AV NE
002	289640	0560	3/5/03	\$230,580	1370	0	7	2003	3	1982	N	N	18614 144TH AV NE
002	289640	0570	6/4/03	\$230,580	1370	0	7	2003	3	1959	N	N	18612 144TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	289640	0580	4/10/03	\$230,580	1370	0	7	2003	3	1929	N	N	18610 144TH AV NE
002	289640	0590	4/16/03	\$230,580	1370	0	7	2003	3	1818	N	N	18608 144TH AV NE
002	951720	0350	4/3/03	\$303,000	1370	1000	7	1984	3	16568	N	N	18320 147TH CT NE
002	289640	0520	12/13/04	\$293,950	1370	0	7	2003	3	2014	N	N	18622 144TH AV NE
002	012605	9093	9/8/03	\$237,000	1380	0	7	1972	3	19040	N	N	19507 170TH AV NE
002	721482	0210	2/2/04	\$314,000	1380	960	7	1981	3	10656	N	N	14652 NE 179TH ST
002	289640	0430	2/21/03	\$230,580	1390	0	7	2003	3	1910	N	N	18836 144TH AV NE
002	289640	0440	2/20/03	\$230,580	1390	0	7	2003	3	2381	N	N	18834 144TH AV NE
002	289640	0450	1/27/03	\$230,580	1390	0	7	2003	3	2525	N	N	18832 144TH AV NE
002	721482	0470	6/17/04	\$298,000	1390	510	7	1979	3	8330	N	N	17919 145TH PL NE
002	721482	0300	4/13/04	\$315,000	1390	940	7	1979	3	7676	N	N	17910 146TH AV NE
002	289640	0470	1/26/04	\$259,950	1390	0	7	2003	3	2504	N	N	18828 144TH AV NE
002	951720	0440	11/3/03	\$247,500	1410	0	7	1983	3	12038	N	N	14530 NE 184TH PL
002	951720	0030	4/1/04	\$283,000	1410	0	7	1983	3	9600	N	N	18121 145TH PL NE
002	289640	0190	2/23/04	\$182,500	1430	0	7	2003	3	2079	N	N	18711 143RD CT NE
002	289640	0240	11/22/04	\$192,080	1430	0	7	2002	3	2079	N	N	18745 143RD CT NE
002	289640	0070	2/6/03	\$230,580	1430	0	7	2003	3	2142	N	N	14333 NE 187TH PL
002	721481	0470	6/19/03	\$282,000	1480	1010	7	1979	3	8800	N	N	14618 NE 178TH ST
002	923850	0010	1/10/03	\$299,500	1480	860	7	1966	3	21560	N	N	15307 NE 202ND ST
002	721482	0140	4/21/04	\$302,620	1480	620	7	1980	3	8364	N	N	17830 147TH PL NE
002	022605	9120	10/23/03	\$348,000	1480	630	7	1978	3	56192	N	N	15116 NE 195TH ST
002	022605	9109	3/2/04	\$525,000	1500	1040	7	1977	3	98010	N	N	18704 160TH AV NE
002	012605	9253	6/25/03	\$309,000	1560	0	7	1987	3	37680	N	N	18511 171ST PL NE
002	289640	0010	1/8/03	\$230,580	1610	0	7	2003	3	3574	N	N	14325 NE 186TH CT
002	289640	0060	2/19/03	\$230,580	1610	0	7	2003	3	2890	N	N	18623 144TH AV NE
002	289640	0080	1/13/03	\$230,580	1610	0	7	2003	3	2865	N	N	14331 NE 187TH PL
002	289640	0360	4/21/03	\$230,580	1610	0	7	2002	3	2822	N	N	18821 144TH AV NE
002	289640	0150	10/5/04	\$295,000	1610	0	7	2003	3	2898	N	N	14225 NE 187TH CT
002	289640	0030	1/22/03	\$230,580	1670	0	7	2003	3	3061	N	N	14324 NE 186TH CT
002	721481	0260	10/18/04	\$339,950	1700	1220	7	1979	3	8250	N	N	17621 148TH AV NE
002	022605	9119	8/6/04	\$314,950	1730	0	7	1977	3	56192	N	N	15116 NE 195TH ST

Improved Sales Used in this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	012605	9099	10/19/04	\$355,000	1730	0	7	1979	3	45770	N	N	19726 170TH AV NE
002	012605	9160	4/2/04	\$268,950	1740	0	7	1968	3	15092	N	N	19527 170TH AV NE
002	289640	0100	1/29/03	\$230,580	1760	0	7	2003	3	3024	N	N	14317 NE 187TH PL
002	289640	0110	1/24/03	\$230,580	1760	0	7	2003	3	3024	N	N	14315 NE 186TH PL
002	289640	0090	1/22/03	\$230,580	1800	0	7	2003	3	3201	N	N	14328 NE 186TH PL
002	289640	0120	2/6/03	\$230,580	1800	0	7	2003	3	2520	N	N	14213 NE 186TH PL
002	289640	0130	2/7/03	\$230,580	1800	0	7	2003	3	3546	N	N	14211 NE 186TH PL
002	923850	0100	6/23/04	\$300,000	2070	0	7	1968	2	20280	N	N	15324 NE 202ND ST
002	721482	0510	11/16/04	\$340,000	2860	0	7	1979	3	8554	N	N	17908 145TH PL NE
002	324450	0037	4/21/04	\$415,000	1340	970	8	1981	3	53578	N	N	19218 152ND AV NE
002	721480	0290	10/15/04	\$350,000	1360	940	8	1978	3	11700	N	N	17323 146TH PL NE
002	923850	0180	6/25/04	\$365,000	1380	720	8	1974	3	35750	N	N	15100 NE 204TH ST
002	956080	0080	2/6/04	\$330,000	1450	440	8	1988	3	10193	N	N	14812 NE 177TH ST
002	324450	0010	6/29/04	\$349,950	1450	680	8	1976	3	44808	N	N	19203 156TH AV NE
002	721480	0480	2/19/03	\$299,000	1460	800	8	1978	4	11900	N	N	14520 NE 174TH PL
002	324450	0082	11/12/04	\$395,000	1460	740	8	1976	3	47044	N	N	18807 152ND AV NE
002	327670	0070	6/11/04	\$397,000	1500	830	8	1973	3	27880	N	N	15208 NE 201ST ST
002	923850	0320	9/8/04	\$294,500	1510	840	8	1968	2	19927	N	N	14835 NE 202ND ST
002	012605	9268	1/10/03	\$445,000	1510	460	8	1988	3	50965	N	N	20218 170TH AV NE
002	012605	9268	6/2/03	\$449,000	1510	460	8	1988	3	50965	N	N	20218 170TH AV NE
002	721480	0400	11/3/04	\$398,000	1530	1360	8	1978	3	16560	N	N	14642 NE 174TH ST
002	721480	0040	9/10/04	\$346,500	1590	740	8	1978	4	15000	N	N	14325 NE 174TH ST
002	923843	0390	8/11/04	\$364,950	1600	0	8	1983	3	42542	N	N	19717 159TH CT NE
002	721481	0050	6/20/03	\$335,700	1620	1020	8	1980	4	8800	N	N	14308 NE 177TH CT
002	012605	9280	9/28/04	\$409,900	1630	0	8	1998	3	42154	N	N	19410 179TH CT NE
002	721480	0330	8/15/03	\$389,900	1630	500	8	1978	4	16000	N	N	17320 146TH PL NE
002	022605	9037	10/20/03	\$415,000	1650	1510	8	1979	4	46609	N	N	15104 NE 195TH ST
002	721482	0480	12/10/03	\$328,000	1670	1380	8	1979	4	8856	N	N	17913 145TH PL NE
002	956080	0270	5/27/04	\$329,075	1690	480	8	1987	3	12903	N	N	17901 151ST WY NE
002	721480	0050	6/12/03	\$355,000	1760	970	8	1979	3	11155	N	N	14331 NE 174TH ST
002	721480	0110	8/23/04	\$355,000	1760	740	8	1979	3	28800	N	N	14423 NE 173RD ST

Improved Sales Used in this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	807870	0020	9/18/03	\$320,000	1800	0	8	1976	3	72745	N	N	20337 156TH AV NE
002	956080	0040	6/19/04	\$355,000	1800	0	8	1987	3	11034	N	N	14809 NE 177TH ST
002	923850	0190	11/10/04	\$400,000	1810	790	8	1968	3	28600	N	N	14950 NE 204TH ST
002	923848	0080	6/26/03	\$459,950	1830	800	8	1980	3	31197	N	N	14807 NE 201ST ST
002	923843	0010	2/27/03	\$391,995	1840	0	8	1983	3	39212	N	N	20340 156TH AV NE
002	923851	0220	1/14/04	\$344,950	1860	0	8	1986	3	43170	N	N	15305 NE 198TH ST
002	951730	0130	7/10/03	\$321,960	1870	0	8	1984	3	15050	N	N	18440 146TH AV NE
002	721480	0510	9/11/03	\$388,500	1880	770	8	1978	3	11200	N	N	17426 145TH PL NE
002	956080	0490	8/10/03	\$390,000	1890	930	8	1987	3	8275	N	N	17801 149TH AV NE
002	956080	0120	11/29/04	\$374,000	1950	0	8	1987	3	8198	N	N	14751 NE 178TH ST
002	022605	9083	9/13/04	\$445,000	1960	1200	8	1977	3	34848	N	N	15206 NE 202ND ST
002	923843	0310	4/2/03	\$368,000	1970	0	8	1982	4	71570	N	N	16119 NE 198TH ST
002	956080	0170	3/10/04	\$345,700	2020	0	8	1988	3	13597	N	N	17922 151ST WY NE
002	956080	0290	10/7/03	\$345,000	2060	0	8	1987	3	11231	N	N	17839 151ST WY NE
002	022605	9023	11/10/04	\$367,500	2100	0	8	1984	3	24583	N	N	19818 156TH AV NE
002	022605	9160	6/30/04	\$480,000	2110	0	8	1996	3	26491	N	N	16224 NE 187TH ST
002	427700	0060	8/21/03	\$475,000	2130	0	8	1996	3	36850	N	N	19180 162ND AV NE
002	923851	0080	8/26/03	\$350,000	2160	360	8	1986	3	34999	N	N	15008 NE 198TH ST
002	923843	0430	7/13/04	\$455,000	2260	0	8	1982	3	43847	N	N	15711 NE 198TH ST
002	956080	0310	6/18/04	\$399,950	2280	0	8	1986	3	9725	N	N	17807 151ST WY NE
002	923843	0190	6/5/03	\$439,000	2310	0	8	1984	3	31850	N	N	16332 NE 198TH ST
002	012605	9126	12/10/04	\$525,000	2330	0	8	1979	4	49658	N	N	17411 NE 195TH ST
002	324450	0095	6/14/04	\$500,000	2410	0	8	1996	3	79279	N	N	19122 148TH AV NE
002	324450	0015	10/1/04	\$385,950	2410	0	8	1976	3	54055	N	N	19119 156TH AV NE
002	923843	0350	9/13/04	\$480,000	2550	0	8	1987	3	55914	N	N	15921 NE 198TH ST
002	923843	0700	5/25/04	\$605,000	2680	0	8	1989	5	93361	N	N	16005 NE 203RD PL
002	923843	0690	9/2/03	\$495,000	2720	0	8	1988	4	41226	N	N	16011 NE 203RD PL
002	773310	0120	8/2/04	\$585,000	2721	0	8	1998	3	30363	N	N	20119 178TH AV NE
002	012605	9006	7/15/04	\$525,000	2730	0	8	1999	3	51836	N	N	20004 166TH AV NE
002	923843	0090	6/5/03	\$427,000	2780	0	8	1988	3	35017	N	N	16116 NE 203RD PL
002	721481	0100	12/14/04	\$415,000	2800	0	8	1980	3	8750	N	N	14511 NE 178TH ST

Improved Sales Used in this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	773310	0010	10/6/04	\$575,000	2845	0	8	1998	3	31330	N	N	17758 NE 204TH WY
002	012605	9293	5/19/03	\$439,950	2930	0	8	1996	3	43331	N	N	17835 NE 205TH ST
002	773310	0130	7/30/03	\$540,000	3260	0	8	1998	3	30055	N	N	20107 178TH AV NE
002	012605	9292	8/13/03	\$610,000	3350	0	8	1996	3	43317	N	N	17829 NE 205TH ST
002	012605	9292	2/5/04	\$620,000	3350	0	8	1996	3	43317	N	N	17829 NE 205TH ST
002	012605	9067	12/4/03	\$675,000	3360	0	8	1999	3	58442	N	N	20061 170TH AVE NE
002	012605	9308	10/24/03	\$725,000	3760	0	8	2003	3	53113	N	N	19734 166TH AV NE
002	012605	9258	12/29/03	\$639,500	3940	0	8	2003	3	284971	N	N	19120 173RD AV NE
002	022605	9179	8/20/04	\$699,950	4070	0	8	2000	3	78633	N	N	15014 NE 195TH ST
002	721480	0390	3/18/03	\$324,000	1590	750	9	1978	4	15500	N	N	14643 NE 174TH ST
002	022605	9032	11/16/04	\$449,950	1830	0	9	1967	3	103755	N	N	15721 NE 193RD ST
002	012605	9174	8/11/04	\$450,000	1850	940	9	1999	3	34995	N	N	19423 179TH CT NE
002	721480	0710	11/9/04	\$379,500	1980	920	9	1979	3	10350	N	N	17125 143RD PL NE
002	721480	0340	10/21/03	\$333,000	2180	0	9	1978	4	15370	N	N	17326 146TH PL NE
002	721480	0560	7/9/03	\$429,000	2340	0	9	1978	4	12000	N	N	14519 NE 174TH ST
002	923843	0130	4/14/04	\$475,000	2560	0	9	1988	3	28001	N	N	20121 164TH AV NE
002	427700	0040	6/19/03	\$497,000	2570	0	9	1995	3	35275	N	N	19050 162ND AV NE
002	923843	0230	7/19/04	\$565,000	2660	0	9	1988	4	28190	N	N	19914 163RD AV NE
002	247470	0060	9/5/03	\$695,500	2760	800	9	1998	3	68389	N	N	19131 148TH AV NE
002	012605	9306	11/19/03	\$660,000	3140	0	9	2003	3	43865	N	N	20345 166TH AV NE
002	012605	9189	4/16/04	\$733,000	3250	0	9	2003	3	130273	N	N	17933 NE 201ST DR
002	022605	9182	5/2/03	\$727,000	3620	0	9	2003	3	35850	N	N	1713 232ND AVE NE
002	012605	9257	8/20/03	\$648,500	3760	0	9	2002	3	68171	N	N	19109 173RD AV NE
002	324450	0057	6/17/03	\$686,000	3300	0	11	2003	3	46564	N	N	14869 NE 195TH ST
002	803100	0050	1/9/03	\$949,900	4150	0	11	2003	3	22058	N	N	18875 164TH AV NE
002	803100	0070	6/5/03	\$1,148,500	4920	0	11	2003	3	33365	N	N	18975 164TH AV NE
002	803100	0040	6/15/04	\$1,035,000	5220	0	11	2003	3	24128	N	N	18825 164TH AVE NE
002	803100	0040	9/15/03	\$1,065,000	5220	0	11	2003	3	24128	N	N	18825 164TH AVE NE
002	022605	9096	8/5/03	\$1,250,000	5220	0	11	2001	3	67319	N	N	19171 160TH AV NE
002	022605	9171	11/25/03	\$1,079,900	5840	0	11	1993	4	92492	N	N	15728 NE 193RD ST
002	022605	9071	2/20/04	\$1,220,000	4240	2000	12	2001	3	87120	N	N	15640 NE 191ST ST

Improved Sales Used in this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	172606	9094	10/10/03	\$210,450	940	0	6	1967	3	13987	N	N	15741 MINK RD NE
005	082606	9002	7/14/04	\$355,000	1350	0	6	1947	3	368517	N	N	18350 204TH AV NE
005	092606	9087	9/7/04	\$362,000	1380	0	6	1977	4	160300	N	N	17816 214TH AV NE
005	172606	9232	7/3/03	\$263,850	1650	0	6	1984	3	44866	N	N	16008 MINK RD NE
005	162606	9211	11/17/03	\$380,000	1850	0	6	1984	3	216256	N	N	14816 226TH AV NE
005	092606	9084	5/28/04	\$230,000	940	600	7	1958	3	54450	N	N	18008 218TH AV NE
005	042606	9060	9/7/04	\$350,000	1160	0	7	1989	3	166399	N	N	21525 NE 196TH ST
005	162606	9043	9/3/03	\$290,000	1380	0	7	1977	3	53143	N	N	21211 NE 154TH ST
005	162606	9006	5/19/04	\$394,150	1390	870	7	1979	3	100623	N	N	21317 NE 161ST ST
005	662730	0020	5/12/03	\$305,000	1400	1040	7	1981	3	29004	N	N	17625 201ST AV NE
005	662730	0160	10/8/03	\$340,000	1400	780	7	1981	4	35870	N	N	20118 NE 176TH ST
005	162606	9077	5/19/03	\$339,950	1400	730	7	1976	4	55321	N	N	21616 NE 159TH ST
005	162870	0176	12/1/03	\$359,500	1430	670	7	1979	3	56093	N	N	19442 NE 166TH PL
005	162606	9246	7/3/03	\$380,000	1440	1000	7	1989	3	35119	N	N	15113 216TH AV NE
005	782765	0010	6/17/03	\$280,000	1450	0	7	1984	4	38891	N	N	17628 218TH AV NE
005	162606	9115	4/28/04	\$367,000	1450	1170	7	1977	3	42066	N	N	21519 NE 165TH ST
005	162606	9106	11/14/03	\$265,000	1490	0	7	1987	3	39265	N	N	16201 216TH AV NE
005	092606	9165	11/12/03	\$270,000	1510	0	7	1984	3	37569	N	N	18219 228TH AV NE
005	172606	9104	8/27/03	\$354,000	1520	1000	7	1961	3	69696	N	N	16060 MINK RD NE
005	082606	9095	3/22/04	\$360,000	1540	1450	7	1944	5	124581	N	N	20015 NE WOODINVILLE-DUVALL RD
005	951670	0010	3/4/04	\$260,000	1550	0	7	1984	3	39922	N	N	17530 204TH AV NE
005	951670	0020	6/14/04	\$295,000	1620	0	7	1985	3	29272	N	N	20403 NE 176TH PL
005	092606	9174	8/13/04	\$345,000	1720	560	7	1986	3	46904	N	N	22006 NE 175TH ST
005	162606	9245	3/23/04	\$349,500	1730	0	7	1989	3	35119	N	N	15207 216TH AV NE
005	042606	9022	11/4/03	\$400,000	1740	0	7	1978	3	179902	N	N	21313 NE 196TH ST
005	162870	0180	6/6/03	\$385,000	1780	1560	7	1964	3	85377	N	N	19610 NE 169TH ST
005	032606	9088	5/5/03	\$339,000	1850	0	7	1978	3	125017	N	N	18614 228TH AV NE
005	082606	9111	10/13/03	\$350,000	1920	0	7	1966	3	47916	N	N	16621 MINK RD NE
005	172606	9132	6/10/03	\$461,350	1950	0	7	1976	3	109771	N	N	19900 NE 151ST PL
005	162606	9112	2/13/04	\$360,000	2050	360	7	1977	3	57013	N	N	21515 NE 161ST ST

Improved Sales Used in this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	162606	9102	4/30/04	\$319,000	2060	0	7	1988	3	44431	N	N	21801 NE 161ST ST
005	162606	9023	4/26/04	\$375,000	2110	0	7	1982	3	44654	N	N	15414 216TH AV NE
005	152606	9116	10/13/04	\$449,900	2430	0	7	1984	3	91040	N	N	23224 NE 156TH PL
005	082606	9204	8/26/03	\$469,000	2810	990	7	1986	3	97574	N	N	17644 202ND PL NE
005	162606	9117	2/25/04	\$385,000	1190	970	8	1977	3	87555	N	N	21726 NE 154TH ST
005	102606	9112	3/31/03	\$250,000	1240	770	8	1980	3	34650	N	N	18002 230TH AV NE
005	152606	9088	6/11/03	\$337,000	1290	910	8	1978	3	69260	N	N	22809 NE 152ND PL
005	162606	9142	8/20/03	\$316,250	1320	800	8	1978	4	36423	N	N	21823 NE 161ST ST
005	162606	9143	12/1/04	\$359,000	1320	700	8	1978	3	36338	N	N	21909 NE 161ST ST
005	162606	9066	7/21/03	\$359,000	1350	820	8	1978	3	50094	N	N	15403 221ST AV NE
005	162606	9008	12/14/04	\$359,950	1350	880	8	1977	3	47044	N	N	21909 NE 156TH ST
005	102606	9024	7/3/03	\$343,275	1350	390	8	1978	3	58806	N	N	23022 NE WOODINVILLE-DUVALL RD
005	162606	9145	2/11/04	\$373,500	1350	880	8	1977	3	47044	N	N	21821 NE 156TH ST
005	162606	9173	11/14/03	\$350,500	1380	800	8	1979	3	45302	N	N	21923 NE 154TH ST
005	102606	9113	12/17/03	\$324,000	1390	840	8	1980	3	44431	N	N	17219 232ND AV NE
005	162606	9168	4/18/03	\$325,000	1390	840	8	1979	3	54014	N	N	14816 223RD AV NE
005	162606	9168	9/16/04	\$354,000	1390	840	8	1979	3	54014	N	N	14816 223RD AV NE
005	172606	9151	7/17/03	\$531,750	1400	1300	8	1979	3	214315	N	N	15123 206TH AV NE
005	951670	0160	2/19/03	\$315,000	1420	390	8	1984	4	35061	N	N	20528 NE 179TH ST
005	082606	9151	6/15/04	\$362,950	1450	650	8	1975	3	44866	N	N	17011 199TH PL NE
005	102606	9087	4/4/04	\$390,000	1520	500	8	1978	4	134600	N	N	23032 NE WOODINVILLE-DUVALL RD
005	162606	9025	2/20/04	\$339,950	1550	480	8	1978	3	49222	N	N	21922 NE 150TH ST
005	082606	9077	2/28/03	\$375,000	1560	660	8	1982	3	100623	N	N	16716 203RD PL NE
005	082606	9189	2/19/03	\$369,950	1570	740	8	1981	3	51836	N	N	16915 MINK RD NE
005	032606	9108	10/25/04	\$484,950	1580	780	8	1981	3	213008	N	N	18520 228TH AV NE
005	152606	9087	12/8/03	\$385,000	1590	990	8	1978	4	69260	N	N	22829 NE 152ND PL
005	162606	9219	9/21/04	\$425,000	1680	1120	8	1982	3	43995	N	N	14815 219TH AV NE
005	162870	0191	12/4/03	\$361,000	1700	670	8	1977	3	41719	N	N	17226 195TH PL NE
005	162606	9109	9/19/03	\$510,000	1700	1430	8	1978	3	106722	N	N	21321 NE 159TH ST

Improved Sales Used in this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	172606	9217	12/3/03	\$410,000	1720	590	8	1987	4	61161	N	N	15704 208TH AV NE
005	092606	9158	10/29/03	\$455,000	1770	800	8	1978	3	174240	N	N	18019 214TH AV NE
005	102606	9158	10/27/04	\$367,500	1850	0	8	1987	3	36287	N	N	23517 NE WOODINVILLE-DUVALL RD
005	082606	9184	7/13/04	\$320,000	1890	0	8	1978	3	47044	N	N	20012 NE 177TH ST
005	092606	9146	7/9/03	\$360,000	2000	0	8	1978	4	34740	N	N	21721 NE 176TH PL
005	102606	9151	5/4/04	\$384,000	2010	550	8	1987	3	66245	N	N	23506 NE 181ST ST
005	102606	9022	9/14/04	\$425,000	2040	0	8	1989	3	54014	N	N	17840 228TH PL NE
005	062620	0110	9/25/03	\$355,000	2070	0	8	1984	3	35160	N	N	16410 202ND AV NE
005	062620	0250	6/5/03	\$349,000	2080	0	8	1984	3	35002	N	N	20247 NE 163RD ST
005	162606	9026	12/1/04	\$415,000	2090	700	8	1977	4	42105	N	N	21407 NE 165TH ST
005	062620	0020	3/18/03	\$320,000	2100	0	8	1984	3	33418	N	N	20238 NE 164TH PL
005	062620	0140	5/20/03	\$400,000	2120	0	8	1984	3	35252	N	N	16405 202ND AV NE
005	062620	0060	8/30/03	\$375,000	2140	0	8	1984	3	33245	N	N	20252 NE 163RD ST
005	082606	9134	10/13/04	\$332,000	2140	0	8	1971	4	19000	N	N	17006 199TH PL NE
005	062620	0070	8/13/03	\$339,000	2150	0	8	1984	3	35000	N	N	20234 NE 163RD ST
005	082606	9206	7/18/03	\$435,000	2270	0	8	1990	4	76665	N	N	17659 202ND PL NE
005	172606	9262	3/24/03	\$350,000	2310	0	8	1986	3	42436	N	N	14910 206TH AV NE
005	172606	9216	1/26/03	\$364,000	2390	0	8	1984	3	51520	N	N	15610 208TH AV NE
005	082606	9223	7/11/03	\$424,900	2400	0	8	1998	3	44431	N	N	16611 201ST PL NE
005	082606	9175	8/23/04	\$409,000	2560	0	8	1978	3	68824	N	N	20634 NE 181ST PL
005	032606	9066	7/9/04	\$650,000	2650	0	8	1982	3	90604	Y	Y	19514 230TH AV NE
005	062620	0090	3/4/04	\$449,900	2660	0	8	1984	3	30097	N	N	16314 202ND AV NE
005	082606	9242	9/28/04	\$550,000	2790	0	8	1997	3	47480	N	N	21022 NE 165TH ST
005	042606	9105	5/21/04	\$474,000	2820	0	8	1990	3	39526	N	N	19907 226TH AV NE
005	102606	9179	2/13/04	\$635,000	2900	0	8	2003	3	233917	N	N	24126 NE WOODINVILLE-DUVALL RD
005	092606	9073	9/30/03	\$387,000	2940	0	8	1986	3	162478	N	N	17416 214TH AV NE
005	032606	9149	6/21/04	\$440,000	3050	0	8	1987	3	66646	N	N	19808 233RD AV NE
005	162606	9081	6/20/03	\$494,950	3100	0	8	1980	3	110206	N	N	14704 223RD AV NE
005	172606	9261	1/7/04	\$479,000	3340	0	8	1987	3	39850	N	N	14924 206TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	042606	9114	10/31/03	\$627,500	3770	0	8	1996	3	101059	N	N	21925 NE 187TH ST
005	162606	9107	8/6/04	\$590,000	4180	0	8	1962	4	58806	N	N	16111 216TH AV NE
005	032606	9160	11/18/04	\$535,000	1910	530	9	1998	3	46516	N	N	18611 236TH AV NE
005	082606	9212	3/28/03	\$474,000	2000	710	9	1989	3	40075	N	N	17135 205TH AV NE
005	222606	9048	11/19/03	\$508,000	2100	0	9	1987	3	228634	N	N	13925 238TH AV NE
005	405471	0020	4/22/04	\$462,100	2120	0	9	1998	3	38592	N	N	13833 233RD CT NE
005	405472	0180	9/1/04	\$505,192	2230	0	9	1998	3	30131	N	N	14337 231ST CT NE
005	554400	0080	7/22/03	\$371,600	2260	0	9	1996	3	35379	N	N	17319 213TH AV NE
005	152606	9132	7/25/03	\$425,000	2310	0	9	1996	3	44906	N	N	15014 232ND AV NE
005	520100	0030	3/4/03	\$386,000	2370	0	9	1995	3	41338	N	N	21328 NE 151ST ST
005	429821	0050	2/6/04	\$433,000	2400	0	9	1996	3	29278	N	N	21404 NE 184TH PL
005	102606	9126	6/28/04	\$690,000	2490	0	9	2000	3	180774	N	N	17513 233RD AV NE
005	429870	0030	3/31/03	\$444,000	2500	0	9	1996	3	29484	N	N	21730 NE 181ST PL
005	152606	9029	7/25/03	\$525,000	2530	0	9	1990	3	210394	N	N	15423 232ND AV NE
005	032606	9112	3/10/04	\$587,000	2550	1780	9	1980	4	61419	N	N	22802 NE 189TH ST
005	429810	0110	8/16/04	\$537,500	2550	0	9	1997	3	32644	N	N	21304 NE 189TH ST
005	222606	9050	7/8/04	\$640,000	2550	0	9	1990	3	238111	N	N	13823 238TH AV NE
005	324950	0170	3/2/04	\$455,000	2590	0	9	1994	3	35784	N	N	23622 NE 170TH ST
005	405470	0160	2/24/04	\$468,000	2620	0	9	1997	3	32935	N	N	14010 235TH PL NE
005	405470	0160	3/4/04	\$468,000	2620	0	9	1997	3	32935	N	N	14010 235TH PL NE
005	405470	0160	6/15/04	\$478,000	2620	0	9	1997	3	32935	N	N	14010 235TH PL NE
005	405471	0230	12/31/04	\$523,500	2620	0	9	1998	3	36152	N	N	23205 NE 138TH WY
005	324950	0130	6/8/04	\$545,950	2630	0	9	1994	3	35599	N	N	23729 NE 170TH ST
005	405472	0150	2/26/03	\$422,000	2650	0	9	1998	3	47214	N	N	14344 231ST CT NE
005	092606	9149	7/8/03	\$400,000	2660	0	9	1991	3	82025	N	N	18325 214TH AV NE
005	092606	9077	4/24/03	\$615,000	2670	1430	9	2000	3	46379	N	N	17524 214TH AV NE
005	092606	9077	2/19/03	\$625,000	2670	1430	9	2000	3	46379	N	N	17524 214TH AV NE
005	405470	0110	1/24/03	\$435,000	2730	0	9	1997	3	49757	N	N	14132 235TH CT NE
005	405471	0210	12/23/04	\$520,000	2730	0	9	1998	3	39131	N	N	23315 NE 138TH WY
005	082606	9228	8/21/03	\$474,950	2780	0	9	1991	3	57063	N	N	21011 NE 169TH ST
005	429870	0010	7/28/03	\$465,000	2870	0	9	1996	3	30816	N	N	21750 NE 181ST PL

Improved Sales Used in this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	405470	0320	5/13/04	\$470,000	2880	0	9	1998	3	28344	N	N	23441 NE 140TH ST
005	405471	0010	6/9/04	\$447,552	2910	0	9	1998	3	63796	N	N	13829 233RD CT NE
005	092606	9202	7/25/03	\$489,000	2920	0	9	1998	3	41221	N	N	17911 218TH AV NE
005	082606	9231	1/7/04	\$519,000	2920	0	9	1990	3	116895	N	N	16728 201ST PL NE
005	172606	9199	9/25/03	\$419,000	2960	0	9	1986	3	40206	N	N	19723 NE 150TH PL
005	152606	9114	3/12/04	\$580,000	2980	0	9	1991	3	87120	N	N	23418 NE 156TH PL
005	429810	0280	4/20/04	\$535,000	3010	0	9	1995	3	28422	N	N	18601 214TH AV NE
005	429810	0050	7/15/04	\$559,950	3010	0	9	1996	3	36250	N	N	18604 215TH WY NE
005	102606	9079	10/28/03	\$450,000	3090	0	9	1978	3	216493	N	N	18220 232ND AV NE
005	405471	0080	6/30/04	\$495,000	3150	0	9	1998	3	61176	N	N	23322 NE 138TH WY
005	662610	0230	2/5/04	\$500,000	3150	0	9	1994	3	31412	N	N	18828 201ST AV NE
005	405472	0160	6/4/04	\$580,000	3150	0	9	1998	3	39708	N	N	14336 231ST CT NE
005	429810	0370	6/17/03	\$547,500	3170	0	9	1997	3	29684	N	N	21221 NE 186TH ST
005	172606	9253	8/4/04	\$595,000	3200	0	9	1986	3	128066	N	N	15327 210TH AV NE
005	405472	0080	8/8/03	\$515,000	3230	0	9	1996	3	43206	N	N	23207 NE 142ND PL
005	405470	0340	9/27/04	\$624,950	3230	0	9	1998	3	61711	N	N	23457 NE 140TH ST
005	405472	0060	2/20/03	\$489,000	3290	0	9	1998	3	35302	N	N	23231 NE 142ND PL
005	405470	0170	5/22/03	\$499,500	3290	0	9	1998	3	31444	N	N	23510 NE 140TH ST
005	405472	0050	6/28/03	\$498,000	3290	0	9	1998	3	24158	N	N	23303 NE 142ND PL
005	405471	0200	4/19/04	\$500,000	3310	0	9	1998	3	47892	N	N	23329 NE 138TH WY
005	405470	0210	5/19/04	\$525,000	3330	0	9	1997	3	36813	N	N	23237 NE 141ST PL
005	405472	0280	6/2/04	\$665,000	3350	0	9	1998	3	135742	N	N	14247 229TH AV NE
005	222606	9022	12/6/04	\$664,000	3360	0	9	2000	3	44867	N	N	14427 232ND AV NE
005	324950	0210	11/26/03	\$569,950	3390	0	9	1997	3	44766	N	N	23735 NE 170TH ST
005	092606	9190	8/23/04	\$745,000	3410	1080	9	2000	3	38296	N	N	21316 NE 167TH PL
005	032606	9140	5/13/04	\$570,000	3510	0	9	1984	3	86248	N	N	19917 233RD AV NE
005	032606	9089	9/11/03	\$775,000	3870	0	9	2001	3	207781	N	N	19113 244TH AV NE
005	042606	9052	10/28/03	\$609,000	4310	0	9	1988	3	217800	N	N	22515 NE 202ND ST
005	082606	9224	9/9/03	\$425,000	2330	0	10	1985	3	44431	N	N	16605 201ST PL NE
005	172606	9270	4/16/04	\$525,000	2510	0	10	1991	3	38770	N	N	15117 210TH AV NE
005	193908	0030	8/26/04	\$690,000	2540	1500	10	1996	3	35000	Y	N	20115 NE 186TH CT

Improved Sales Used in this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	162870	0185	10/23/03	\$475,000	2600	0	10	1979	3	88017	N	N	19440 NE 169TH PL
005	757491	0920	8/18/03	\$630,000	2720	0	10	1993	3	47354	N	N	22325 NE 160TH PL
005	757491	0210	8/6/03	\$575,000	2870	0	10	1992	3	29966	N	N	16027 223RD AV NE
005	140070	0030	5/21/03	\$625,000	2870	880	10	1993	3	36135	N	N	16700 198TH AV NE
005	104120	0050	8/11/03	\$529,900	2890	0	10	1995	3	45507	N	N	21416 NE 146TH PL
005	757491	0220	7/22/03	\$600,000	2920	0	10	1995	3	32219	N	N	16015 223RD AV NE
005	662610	0110	3/12/04	\$500,000	2920	0	10	1994	3	30856	N	N	18815 201ST AV NE
005	082606	9186	6/18/03	\$529,000	2960	480	10	1979	4	30492	N	N	20639 NE 169TH PL
005	662610	0070	10/15/03	\$528,000	3060	0	10	1992	3	26199	Y	N	20023 NE 190TH CT
005	662610	0320	5/13/04	\$550,000	3070	690	10	1994	3	52442	N	N	18926 203RD AV NE
005	232606	9011	7/12/04	\$675,000	3080	0	10	1990	3	217800	Y	N	24659 NE 133RD ST
005	029380	0480	3/7/03	\$534,000	3120	0	10	1995	3	35737	N	N	19710 222ND AV NE
005	757490	0180	1/14/03	\$575,000	3120	0	10	1991	3	30382	N	N	16901 226TH AV NE
005	662610	0060	11/17/04	\$527,500	3120	0	10	1993	3	31933	N	N	20026 NE 190TH CT
005	757491	0570	8/9/04	\$720,000	3140	0	10	1991	3	29467	N	N	22515 NE 165TH CT
005	757491	0530	6/5/03	\$590,000	3160	0	10	1992	3	40938	N	N	16402 SAYBROOK DR NE
005	757491	0020	5/19/03	\$629,950	3160	0	10	1991	3	31257	N	N	22012 NE 168TH CT
005	029380	0190	3/3/04	\$596,950	3190	0	10	1992	3	33612	N	N	22224 NE 189TH CT
005	140070	0050	8/6/03	\$550,000	3200	0	10	1991	3	35910	N	N	16804 198TH AV NE
005	102606	9131	10/1/04	\$652,000	3200	0	10	1998	3	87323	N	N	16735 237TH AV NE
005	757490	0080	9/3/03	\$639,000	3210	0	10	1991	3	37804	N	N	16625 227TH AV NE
005	029380	0920	7/2/03	\$545,000	3220	0	10	1992	3	37106	N	N	18729 222ND WY NE
005	757490	0110	5/27/04	\$610,000	3270	0	10	1991	3	33423	N	N	16610 227TH AV NE
005	757491	0650	2/26/03	\$570,000	3320	0	10	1991	3	38032	N	N	22617 NE 166TH ST
005	104120	0070	4/23/03	\$575,000	3320	0	10	1996	3	57499	N	N	21402 NE 146TH PL
005	104120	0070	11/16/04	\$620,000	3320	0	10	1996	3	57499	N	N	21402 NE 146TH PL
005	029370	0140	6/4/03	\$555,000	3350	0	10	1995	3	24909	N	N	20320 217TH AV NE
005	140070	0090	5/19/04	\$582,500	3350	0	10	1991	3	34397	N	N	19722 NE 169TH ST
005	029370	0030	7/30/03	\$545,000	3360	0	10	1994	3	21453	N	N	20110 218TH AV NE
005	102606	9164	6/23/03	\$630,000	3370	0	10	1999	3	101467	N	N	16708 237TH AV NE
005	662610	0090	5/20/03	\$531,250	3410	0	10	1998	3	35007	Y	N	20031 NE 190TH CT

Improved Sales Used in this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	757491	0970	1/1/03	\$589,000	3430	0	10	1992	3	38849	N	N	16220 224TH AV NE
005	104120	0100	8/18/04	\$613,000	3430	0	10	1996	3	42416	N	N	21423 NE 146TH PL
005	062640	0030	10/8/03	\$498,888	3440	0	10	1989	3	18462	N	N	19948 NE 155TH ST
005	757491	0080	12/6/04	\$740,000	3470	0	10	1992	3	39405	N	N	16701 SAYBROOK DR NE
005	140070	0110	7/8/04	\$599,950	3490	0	10	1991	3	41068	N	N	19706 NE 169TH ST
005	052606	9063	11/3/03	\$640,000	3520	0	10	1998	3	94089	N	N	19032 203RD PL NE
005	140070	0150	9/23/03	\$560,000	3550	0	10	1991	3	35689	N	N	19721 NE 169TH ST
005	029370	0020	8/19/03	\$582,500	3560	0	10	1994	3	27491	N	N	20100 218TH AV NE
005	757491	0950	5/13/03	\$645,950	3580	0	10	1992	3	35175	N	N	16018 224TH AV NE
005	757491	1070	2/13/03	\$699,950	3620	0	10	1993	3	39150	N	N	16020 223RD AV NE
005	029370	0130	5/24/04	\$643,475	3620	0	10	1994	3	30632	N	N	21704 NE 203RD ST
005	757491	0230	5/27/04	\$739,950	3630	0	10	1993	3	55608	N	N	15709 223RD AV NE
005	052606	9045	8/11/03	\$808,500	3733	0	10	2000	3	261360	N	N	19011 203RD PL NE
005	029380	0240	9/14/04	\$669,900	3750	0	10	1993	3	35832	N	N	22227 NE 192ND ST
005	757491	0610	7/31/03	\$625,000	3770	0	10	1991	3	37251	N	N	22504 NE 165TH CT
005	029371	0060	6/27/03	\$705,000	3950	0	10	1999	3	68655	N	N	21731 NE 201ST CT
005	172606	9265	5/5/04	\$630,000	3950	0	10	1995	3	48000	N	N	14815 210TH AV NE
005	102606	9038	12/16/04	\$611,000	4290	0	10	1978	4	70131	N	N	17310 232ND AV NE
005	757491	0040	4/1/03	\$545,000	2720	0	11	1992	3	33171	N	N	22007 NE 168TH CT
005	757491	1190	8/30/04	\$635,000	3160	0	11	1992	3	40890	N	N	16717 226TH AV NE
005	757491	0180	9/7/04	\$780,000	3160	820	11	1995	3	53279	N	N	16233 223RD AV NE
005	757491	1180	9/24/03	\$642,500	3200	0	11	1991	3	44498	N	N	16711 226TH AV NE
005	757491	0990	6/22/04	\$700,000	3200	0	11	1993	3	35522	N	N	16422 224TH AV NE
005	757491	0430	4/13/04	\$689,900	3270	0	11	1993	3	58221	N	N	15808 SAYBROOK DR NE
005	757491	0720	9/14/04	\$640,200	3390	0	11	1993	3	33090	N	N	16401 SAYBROOK DR NE
005	757491	1243	2/13/03	\$635,000	3450	0	11	1998	3	37643	N	N	22219 NE 159TH ST
005	757491	0870	1/14/03	\$650,000	3510	0	11	1994	3	48684	N	N	15704 223RD AV NE
005	757491	0980	4/26/04	\$731,000	3560	0	11	1993	3	36012	N	N	16406 224TH AV NE
005	162606	9215	7/21/04	\$785,000	3690	0	11	2001	3	101461	N	N	21416 NE 149TH ST
005	029380	0660	8/15/03	\$697,500	3860	0	11	1995	3	97757	N	N	19919 218TH AV NE
005	757491	1120	5/12/03	\$755,000	4080	0	11	1991	3	37404	N	N	16612 226TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	222606	9028	4/17/03	\$910,500	4540	0	11	2002	3	48481	N	N	14021 237TH PL NE
005	152606	9025	1/16/03	\$1,100,000	5710	0	12	1988	3	87120	Y	N	23435 NE 156TH PL
011	721473	0020	10/24/03	\$270,000	1350	520	8	1978	3	50094	N	N	17537 194TH AV NE
011	177420	0110	7/25/03	\$332,000	1370	870	8	1975	4	32438	N	N	18221 NE 189TH ST
011	721471	0130	11/2/04	\$305,000	1440	1070	8	1977	3	42517	N	N	18607 198TH AV NE
011	721471	0390	3/3/03	\$335,000	1480	600	8	1978	3	36615	N	N	19308 200TH AV NE
011	177420	0130	1/20/04	\$325,000	1500	1430	8	1975	3	38488	N	N	18222 NE 189TH ST
011	177420	0130	12/29/04	\$375,000	1500	1430	8	1975	3	38488	N	N	18222 NE 189TH ST
011	177420	0100	6/23/04	\$347,000	1540	730	8	1975	4	33682	N	N	18211 NE 189TH ST
011	721470	0490	12/28/04	\$365,000	1560	500	8	1977	3	35328	N	N	18205 199TH PL NE
011	721471	0150	8/19/03	\$350,000	1570	800	8	1976	3	38098	N	N	18716 198TH AV NE
011	721470	0070	4/6/04	\$315,000	1580	470	8	1976	4	40750	N	N	19420 NE 179TH ST
011	721470	0480	7/31/03	\$338,900	1600	780	8	1977	4	36975	N	N	18221 199TH PL NE
011	721471	0750	9/1/04	\$350,000	1600	720	8	1977	3	39305	N	N	19507 194TH AV NE
011	721470	0480	12/16/03	\$362,500	1600	780	8	1977	4	36975	N	N	18221 199TH PL NE
011	721471	0220	8/2/04	\$380,000	1610	1180	8	1976	3	35163	N	N	19738 NE 189TH ST
011	721470	0160	7/29/03	\$358,000	1620	860	8	1976	3	45302	N	N	19721 NE 181ST ST
011	721470	0680	3/1/04	\$337,500	1630	540	8	1976	3	30315	N	N	18127 195TH PL NE
011	721471	1070	11/5/04	\$399,950	1680	550	8	1977	4	34432	N	N	19310 196TH AV NE
011	721471	1190	8/25/03	\$349,800	1690	970	8	1978	3	32458	N	N	18909 197TH AV NE
011	721471	1100	9/24/04	\$365,000	1700	920	8	1977	3	46380	N	N	19328 196TH AV NE
011	721470	0890	2/24/04	\$355,000	1700	630	8	1978	3	32881	N	N	17821 194TH AV NE
011	177422	0050	8/4/03	\$314,950	1720	420	8	1978	3	36763	N	N	18219 NE 196TH ST
011	769547	0150	3/14/03	\$349,950	1730	0	8	1985	3	36053	N	N	18736 189TH AV NE
011	177420	0330	7/8/04	\$382,500	1790	1240	8	1976	4	34384	N	N	18515 182ND AV NE
011	177420	0260	1/2/04	\$350,000	1810	0	8	1975	3	34775	N	N	18815 181ST PL NE
011	721471	1180	10/22/04	\$389,000	1820	1290	8	1978	3	32625	N	N	18923 197TH AV NE
011	721470	0080	9/11/03	\$339,500	1850	990	8	1976	4	37600	N	N	19408 NE 179TH ST
011	072606	9007	4/20/04	\$306,000	1850	570	8	1978	3	35719	N	N	18315 NE WOODINVILLE-DUVALL PL
011	177421	0400	6/5/03	\$375,950	1900	1060	8	1977	4	36227	N	N	19417 181ST AV NE

Improved Sales Used in this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	177421	0130	7/21/04	\$330,500	1930	280	8	1976	3	35063	N	N	19316 183RD AV NE
011	177422	0180	11/8/04	\$395,000	1930	1090	8	1978	3	41000	N	N	19807 183RD PL NE
011	721470	0500	8/6/04	\$343,000	1960	0	8	1977	3	36292	N	N	18107 199TH PL NE
011	721470	0830	9/22/04	\$437,000	2130	1700	8	1976	3	35000	N	N	18125 194TH AV NE
011	721471	0780	8/18/04	\$395,000	2280	560	8	1977	4	48351	N	N	19319 194TH AV NE
011	177421	0390	6/3/04	\$432,000	2340	0	8	1976	3	35264	N	N	19418 181ST AV NE
011	721471	0940	4/27/04	\$455,500	2370	0	8	1977	4	57101	N	N	18513 194TH AV NE
011	177420	0160	5/6/03	\$340,000	2390	0	8	1975	4	35383	N	N	18120 NE 189TH ST
011	721470	0580	9/25/03	\$340,000	2450	0	8	1976	3	62290	N	N	18121 197TH PL NE
011	177421	0410	8/20/03	\$410,000	2460	0	8	1977	3	35040	N	N	19403 181ST AV NE
011	177422	0270	9/9/04	\$400,000	2480	0	8	1978	3	32790	N	N	19903 182ND AV NE
011	177421	0280	4/4/03	\$345,000	2500	0	8	1977	3	32505	N	N	19119 183RD AV NE
011	177421	0280	4/15/04	\$392,000	2500	0	8	1977	3	32505	N	N	19119 183RD AV NE
011	769547	0580	6/22/04	\$494,000	2550	0	8	1988	4	35307	N	N	18507 189TH AV NE
011	177422	0260	8/1/03	\$365,000	2590	0	8	1978	3	34498	N	N	19915 182ND AV NE
011	721470	0530	6/20/03	\$381,000	2600	0	8	1976	4	44866	N	N	18116 197TH PL NE
011	721472	0130	1/23/03	\$375,500	2690	0	8	1987	4	55321	N	N	20117 192ND AV NE
011	177423	0100	9/2/04	\$422,500	2700	0	8	1979	3	53143	N	N	18636 186TH AV NE
011	721470	0560	3/26/04	\$435,000	2730	0	8	1976	3	52272	N	N	18146 197TH PL NE
011	721472	0680	5/15/03	\$412,000	2740	0	8	1984	3	43995	N	N	19519 194TH AV NE
011	177423	0040	5/26/04	\$440,000	2820	0	8	1978	3	48351	N	N	18529 186TH PL NE
011	721471	0200	7/2/03	\$390,000	3020	0	8	1977	3	40005	N	N	19814 NE 189TH ST
011	177423	0090	2/17/04	\$475,000	3650	0	8	1978	4	48351	N	N	18534 186TH PL NE
011	721472	0020	6/26/03	\$394,950	1580	510	9	1987	3	43560	Y	N	19716 194TH AV NE
011	721472	0116	10/21/04	\$525,000	1900	820	9	1984	3	44431	N	N	18803 NE 202ND ST
011	935930	0370	6/19/03	\$470,000	1920	800	9	1990	3	45330	N	N	18311 NE 204TH CT
011	721478	0020	10/8/04	\$430,000	2360	0	9	1989	3	43017	N	N	19508 NE 202ND PL
011	769547	0160	11/4/03	\$450,000	2410	0	9	1986	3	33345	N	N	18908 189TH AV NE
011	721472	0410	9/4/03	\$454,500	2500	0	9	1987	3	46609	N	N	20038 190TH AV NE
011	769547	0340	12/9/03	\$472,000	2500	0	9	1986	3	42292	N	N	18422 NE 192ND ST
011	721479	0050	6/24/04	\$446,000	2520	0	9	1989	3	54381	N	N	19443 NE 203RD PL

Improved Sales Used in this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	721479	0160	5/5/03	\$399,950	2550	0	9	1988	3	44961	N	N	19121 NE 203RD CT
011	721478	0030	7/31/03	\$409,000	2550	0	9	1987	3	40334	N	N	19424 NE 202ND PL
011	721478	0090	12/16/04	\$479,500	2560	0	9	1987	3	37121	N	N	19212 NE 202ND ST
011	721472	0430	7/22/03	\$413,000	2570	0	9	1987	3	37130	N	N	20037 190TH AV NE
011	353020	0350	7/28/03	\$449,950	2570	0	9	1987	3	34479	N	N	19425 184TH PL NE
011	721479	0220	4/9/03	\$410,000	2670	0	9	1989	3	37879	N	N	20329 191ST AV NE
011	721472	0350	9/8/03	\$457,000	2700	0	9	1988	3	41227	N	N	19916 190TH AV NE
011	721472	0350	7/14/04	\$463,000	2700	0	9	1988	3	41227	N	N	19916 190TH AV NE
011	935930	0350	7/19/04	\$495,000	2760	0	9	1989	3	36630	N	N	20114 183RD PL NE
011	721472	0242	5/4/04	\$538,000	2770	0	9	1986	3	50094	N	N	19332 NE 198TH ST
011	072606	9088	5/18/04	\$519,000	2820	0	9	1987	3	144183	N	N	17520 194TH AV NE
011	721472	0390	11/21/04	\$469,950	2850	0	9	1988	3	40455	N	N	20014 190TH AV NE
011	935930	0390	9/24/04	\$499,950	2850	0	9	1990	3	37488	N	N	18323 NE 204TH CT
011	353020	0070	1/23/04	\$525,000	2860	0	9	1987	3	32277	N	N	19214 184TH PL NE
011	935930	0460	4/3/03	\$453,000	2870	0	9	1988	3	41927	N	N	18223 NE 205TH ST
011	721472	0490	7/15/04	\$525,000	2870	0	9	1987	3	42612	N	N	19905 190TH AV NE
011	353020	0140	3/13/03	\$475,000	2890	0	9	1986	3	44138	N	N	18639 NE 194TH ST
011	353021	0330	10/8/03	\$500,000	2900	0	9	1987	3	31333	N	N	18315 NE 198TH ST
011	769547	0140	9/12/03	\$449,950	2920	0	9	1987	3	48787	N	N	18718 189TH AV NE
011	769546	0060	6/25/03	\$465,000	2920	0	9	1987	3	35014	N	N	19540 189TH PL NE
011	353020	0020	1/22/04	\$540,000	3020	0	9	1986	3	36893	N	N	19239 184TH PL NE
011	353021	0220	6/11/03	\$515,000	3140	0	9	1987	3	48729	N	N	18444 NE 199TH ST
011	721479	0070	3/24/03	\$479,000	3151	0	9	1989	3	39912	N	N	19432 NE 203RD PL
011	935930	0590	2/26/04	\$530,000	3160	0	9	1988	3	30122	N	N	20133 181ST PL NE
011	935930	0200	3/5/03	\$487,500	3170	0	9	1988	3	43467	N	N	20110 186TH PL NE
011	935930	0200	10/14/04	\$516,500	3170	0	9	1988	3	43467	N	N	20110 186TH PL NE
011	353021	0120	6/7/04	\$537,500	3370	0	9	1988	3	42579	N	N	18438 NE 196TH PL
011	353020	0110	7/21/03	\$508,000	3380	0	9	1986	3	39845	N	N	18603 NE 194TH ST
011	353021	0030	7/15/03	\$516,200	3160	0	10	1987	3	33655	N	N	18441 NE 196TH PL
011	353020	0210	6/10/03	\$505,000	3270	0	10	1987	3	36613	N	N	18904 NE 194TH ST
011	353021	0090	9/11/03	\$550,000	3460	0	10	1987	3	41443	N	N	18460 NE 196TH PL

***Improved Sales Used in this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)***

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	769546	0070	8/24/04	\$700,000	3720	0	10	1986	3	41956	N	N	19548 189TH PL NE

Improved Sales Removed from this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	073750	0100	9/10/03	\$116,000	DORRatio
001	162870	0015	6/18/03	\$200,000	ImpCountRELATED PARTY, FRIEND, OR NEIGHBOR
001	162870	0205	5/7/03	\$275,090	QUIT CLAIM DEED; RELATED PARTY, FRIEND
001	163070	0060	7/11/03	\$569,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	163070	0095	5/19/03	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	177000	0110	10/29/03	\$300,000	RELOCATION - SALE BY SERVICE
001	177000	0110	10/29/03	\$300,000	RELOCATION - SALE TO SERVICE
001	177000	0400	5/8/03	\$362,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	177000	0400	2/4/03	\$322,650	EXEMPT FROM EXCISE TAX
001	177001	0230	3/28/03	\$225,100	EXEMPT FROM EXCISE TAX
001	177100	0180	3/12/03	\$224,500	Diagnostic Outlier
001	177111	0110	6/24/03	\$174,000	Diagnostic Outlier
001	177450	0010	11/17/04	\$650,000	Diagnostic Outlier
001	177450	0105	10/22/04	\$252,950	Diagnostic Outlier
001	177580	0090	10/22/04	\$440,000	Diagnostic Outlier
001	177580	0560	1/3/03	\$160,000	Diagnostic Outlier
001	177580	1220	1/9/03	\$145,000	Diagnostic Outlier
001	177580	1220	4/19/04	\$65,240	QUIT CLAIM DEED; RELATED PARTY, FRIEND
001	177591	0460	1/27/03	\$264,900	RELOCATION - SALE BY SERVICE
001	177591	0460	1/27/03	\$264,900	RELOCATION - SALE TO SERVICE
001	182606	9065	12/11/03	\$277,500	Diagnostic Outlier
001	675255	0010	8/9/04	\$627,900	Diagnostic Outlier
001	675255	0160	3/1/04	\$524,500	RELOCATION - SALE BY SERVICE
001	675255	0160	3/1/04	\$524,500	RELOCATION - SALE TO SERVICE
001	675255	0170	1/12/04	\$550,000	RELOCATION - SALE BY SERVICE
001	675255	0170	1/12/04	\$550,000	RELOCATION - SALE TO SERVICE
001	952240	0150	8/26/03	\$183,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	952240	0340	8/2/04	\$324,950	Diagnostic Outlier
001	952241	0010	11/9/04	\$312,500	RELATED PARTY, FRIEND, OR NEIGHBOR
002	012605	9018	3/12/03	\$214,000	Diagnostic Outlier
002	012605	9092	8/19/04	\$340,000	Diagnostic Outlier
002	012605	9107	6/7/04	\$427,000	Diagnostic Outlier
002	012605	9118	6/8/04	\$337,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	012605	9123	11/23/04	\$200,000	PrevImp<=10K
002	012605	9136	3/17/03	\$24,500	QUIT CLAIM DEED DORRatio
002	012605	9184	8/19/04	\$395,000	Diagnostic Outlier
002	012605	9185	12/11/03	\$245,000	Diagnostic Outlier
002	012605	9185	2/17/04	\$283,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	012605	9192	4/12/04	\$388,000	RELOCATION - SALE BY SERVICE
002	012605	9192	4/2/04	\$388,000	RELOCATION - SALE TO SERVICE
002	012605	9195	7/7/04	\$620,000	ImpCount
002	012605	9255	9/16/03	\$339,000	Diagnostic Outlier
002	012605	9256	8/18/03	\$639,500	1031 TRADE
002	012605	9285	5/28/03	\$355,000	Diagnostic Outlier
002	012605	9294	4/15/03	\$36,643	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio

Improved Sales Removed from this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	012605	9309	7/28/04	\$770,000	Diagnostic Outlier
002	022605	9010	12/29/03	\$269,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	022605	9111	11/23/04	\$485,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	022605	9118	9/20/04	\$175,000	DORRatio
002	022605	9180	6/16/03	\$187,307	BANKRUPTCY - RECEIVER OR TRUSTEE DORRatio
002	022605	9186	11/10/04	\$1,280,000	%Compl ActivePermitBeforeSale>25K
002	022605	9186	12/15/03	\$261,500	%Compl DORRatio
002	079280	0080	11/1/04	\$949,950	RELOCATION - SALE BY SERVICE
002	079280	0080	8/7/04	\$949,950	RELOCATION - SALE TO SERVICE
002	102605	9160	9/3/04	\$295,000	Diagnostic Outlier
002	162280	0120	8/28/03	\$219,250	Diagnostic Outlier
002	289640	0070	12/10/03	\$232,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	289640	0080	11/1/04	\$234,060	RELATED PARTY, FRIEND, NEIGHBOR, STMT TO DOR
002	289640	0390	11/15/04	\$307,950	Diagnostic Outlier
002	324450	0058	8/19/03	\$1,100,000	Diagnostic Outlier
002	427700	0090	4/18/03	\$569,950	RELOCATION - SALE BY SERVICE
002	427700	0090	4/18/03	\$569,950	RELOCATION - SALE TO SERVICE
002	721480	0710	3/25/03	\$292,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	721481	0500	7/24/03	\$296,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	721482	0240	2/11/03	\$86,940	QUIT CLAIM DEED; RELATED PARTY, FRIEND
002	923843	0620	12/4/03	\$492,000	UnFinArea
002	923848	0030	1/15/03	\$309,500	RELOCATION - SALE BY SERVICE
002	923848	0030	1/15/03	\$309,500	RELOCATION - SALE TO SERVICE
002	923850	0280	2/11/03	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	951720	0200	9/17/03	\$235,000	Diagnostic Outlier
002	951720	0210	7/21/03	\$219,990	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	029370	0170	6/10/04	\$247,905	DORRatio
005	032606	9013	3/10/03	\$735,000	RELOCATION - SALE BY SERVICE
005	032606	9052	7/26/04	\$490,150	Obsol
005	032606	9109	5/4/04	\$660,000	Obsol
005	032606	9133	7/8/03	\$246,000	Diagnostic Outlier
005	042606	9100	4/3/03	\$422,500	RELOCATION - SALE BY SERVICE
005	042606	9100	4/3/03	\$422,500	RELOCATION - SALE TO SERVICE
005	052606	9052	2/27/03	\$360,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	062640	0080	5/21/04	\$679,000	Diagnostic Outlier
005	082606	9109	10/28/04	\$729,000	Diagnostic Outlier
005	082606	9147	8/27/04	\$799,000	Diagnostic Outlier
005	082606	9160	4/18/03	\$590,000	Diagnostic Outlier
005	082606	9160	4/2/03	\$300,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	082606	9215	5/30/03	\$275,000	Diagnostic Outlier
005	092606	9009	3/9/04	\$439,000	MOBILE HOME
005	092606	9014	5/15/03	\$550,000	UnFinArea
005	092606	9044	10/7/03	\$229,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	092606	9081	9/1/03	\$502,500	RELOCATION - SALE BY SERVICE
005	092606	9081	9/1/03	\$502,500	RELOCATION - SALE TO SERVICE

Improved Sales Removed from this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	092606	9099	7/23/03	\$150,000	DORRatio
005	092606	9153	5/2/03	\$277,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	092606	9201	5/19/04	\$617,000	Diagnostic Outlier
005	102606	9064	8/20/04	\$231,000	DORRatio
005	102606	9164	7/19/04	\$680,000	RELOCATION - SALE BY SERVICE
005	102606	9164	7/19/04	\$680,000	RELOCATION - SALE TO SERVICE
005	140070	0060	6/3/03	\$562,500	RELOCATION - SALE BY SERVICE
005	140070	0060	6/3/03	\$562,500	RELOCATION - SALE TO SERVICE
005	152606	9094	12/2/04	\$808,315	%Compl ActivePermitBeforeSale>25K
005	162606	9024	10/10/03	\$270,000	QUIT CLAIM DEED
005	162606	9129	6/30/04	\$511,952	Diagnostic Outlier
005	162606	9130	10/18/04	\$549,950	Diagnostic Outlier
005	172606	9096	11/23/04	\$252,950	Diagnostic Outlier
005	172606	9135	10/7/03	\$358,000	Diagnostic Outlier
005	172606	9167	9/21/04	\$420,000	OpenSpace0
005	172606	9287	3/18/04	\$462,500	OPEN SPACE DESIGNATION CONTINUED
005	222606	9062	8/13/04	\$1,490,000	Diagnostic Outlier
005	405472	0140	3/3/04	\$552,000	RELOCATION - SALE BY SERVICE
005	405472	0140	2/27/04	\$552,000	RELOCATION - SALE TO SERVICE
005	429870	0070	7/9/03	\$475,000	RELOCATION - SALE BY SERVICE
005	429870	0070	7/9/03	\$475,000	RELOCATION - SALE TO SERVICE
005	729890	0020	8/26/04	\$540,000	RELOCATION - SALE BY SERVICE
005	729890	0020	8/20/04	\$540,000	RELOCATION - SALE TO SERVICE
005	757491	1100	6/23/04	\$525,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	072606	9070	10/13/03	\$229,950	ImpCount
011	163070	0364	10/24/03	\$351,000	Obsol
011	177420	0190	10/31/03	\$32,471	QUIT CLAIM DEED; RELATED PARTY, FRIEND
011	177420	0350	6/17/03	\$318,000	Diagnostic Outlier
011	177420	0350	3/10/03	\$357,558	EXEMPT FROM EXCISE TAX
011	177420	0380	8/3/04	\$382,500	RELOCATION - SALE BY SERVICE
011	177420	0380	8/3/04	\$382,500	RELOCATION - SALE TO SERVICE
011	177422	0130	11/20/03	\$256,500	Diagnostic Outlier
011	177423	0090	5/7/03	\$119,900	QUIT CLAIM DEED; RELATED PARTY, FRIEND
011	242610	0120	10/12/04	\$410,000	Diagnostic Outlier
011	242610	0140	12/12/03	\$124,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
011	353020	0130	5/10/04	\$589,000	Diagnostic Outlier
011	353020	0320	6/5/03	\$469,950	RELOCATION - SALE BY SERVICE
011	353020	0320	6/5/03	\$469,950	RELOCATION - SALE TO SERVICE
011	721470	0170	10/10/03	\$306,000	QUESTIONABLE PER SALES IDENTIFICATION
011	721470	0180	7/30/04	\$357,000	RELOCATION - SALE BY SERVICE
011	721470	0180	7/22/04	\$357,000	RELOCATION - SALE TO SERVICE
011	721471	0980	6/3/03	\$325,000	RELOCATION - SALE BY SERVICE
011	721471	0980	6/3/03	\$325,000	RELOCATION - SALE TO SERVICE
011	721472	0246	9/30/04	\$525,000	PARTIAL INTEREST (103, 102, Etc.)
011	721472	0580	8/2/04	\$475,000	RELOCATION - SALE BY SERVICE

***Improved Sales Removed from this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	721472	0580	8/2/04	\$475,000	RELOCATION - SALE TO SERVICE
011	721473	0020	2/25/04	\$407,000	Diagnostic Outlier
011	935930	0550	9/28/04	\$495,000	Obsol
011	935930	0570	9/18/03	\$490,000	RELOCATION - SALE BY SERVICE
011	935930	0570	9/3/03	\$490,000	RELOCATION - SALE TO SERVICE

***Vacant Sales Used in this Annual Update Analysis
Area 36***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	177591	0160	03/09/04	\$25,000	14904	N	N
2	012605	9128	03/08/04	\$180,000	197762	N	N
5	032606	9020	03/20/03	\$350,000	698042	N	N
5	032606	9048	12/15/03	\$150,000	217800	N	N
5	032606	9056	12/22/04	\$125,000	87066	N	N
5	042606	9032	04/11/04	\$302,000	385506	N	N
5	082606	9209	02/05/04	\$75,000	36590	N	N
5	172606	9159	09/10/04	\$519,000	373744	N	N

**Vacant Sales Removed from this Annual Update Analysis
Area 36**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	177593	0310	04/03/03	\$70,000	DORRatio/
1	177593	0350	07/26/04	\$89,950	NoYB/ PrevLand<=10K/ PrevImp<=10K/ DORRatio/
1	613980	0360	03/05/03	\$10,000	NoYB/ PrevLand<=10K/ PrevImp<=10K/
2	022605	9183	07/09/04	\$300,000	NoYB/ PrevImp<=10K/
2	022605	9185	03/04/04	\$251,500	NoYB/ PrevImp<=10K/
2	289640	0050	02/17/03	\$166,500	New Construction of Imp
2	289640	0600	03/28/03	\$115,000	New Construction of Imp
2	289640	0610	03/19/03	\$127,500	New Construction of Imp
2	289640	0620	05/28/03	\$115,000	New Construction of Imp
2	289640	0630	06/26/03	\$115,000	New Construction of Imp
2	289640	0640	03/26/03	\$127,500	New Construction of Imp
2	289640	0650	06/16/03	\$115,000	New Construction of Imp
2	289640	0660	05/27/03	\$115,000	New Construction of Imp
2	289640	0670	05/12/03	\$115,000	New Construction of Imp
2	289640	0680	03/31/03	\$115,000	New Construction of Imp
2	289640	0690	05/28/03	\$115,000	New Construction of Imp
2	289640	0700	06/26/03	\$115,000	New Construction of Imp
2	324450	0056	09/08/04	\$850,000	DORRatio/ ActivePermitBeforeSale>25K/
5	032606	9002	09/09/03	\$468,000	NoYB/ PrevImp<=10K/
5	032606	9110	08/26/03	\$115,000	DORRatio/
5	052606	9025	12/19/03	\$93,500	ESTATE ADMINISTRATOR, AND OTHER WARNINGS
5	092606	9045	10/11/03	\$279,950	NoYB/ PrevImp<=10K/
5	092606	9045	09/10/04	\$330,000	NoYB/ PrevImp<=10K/ ActivePermitBeforeSale>25K/
5	092606	9140	04/07/04	\$260,000	NoYB/ PrevImp<=10K/
5	092606	9204	03/24/04	\$165,000	NoYB/ PrevImp<=10K/
5	092606	9207	08/30/04	\$227,000	NoYB/ PrevImp<=10K/ ActivePermitBeforeSale>25K/
5	102606	9078	10/15/03	\$149,000	NoYB/ PrevImp<=10K/
5	102606	9179	01/22/03	\$171,500	DORRatio/
5	152606	9094	03/31/04	\$210,000	%Compl/ DORRatio/
5	152606	9127	03/18/03	\$216,000	%Compl/ DORRatio/
5	162606	9057	09/16/04	\$150,000	NoYB/ PrevImp<=10K/
5	662630	0090	12/21/04	\$150,000	NoYB/ PrevImp<=10K/
11	721472	0320	01/23/03	\$10,000	NoYB/ PrevLand<=10K/ PrevImp<=10K/
11	721473	0030	04/10/03	\$485,000	NoYB/MOBILE HOME;/ PrevImp<=10K/



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2005
TO: Residential Appraisers
FROM: Scott Noble, Assessor
SUBJECT: 2005 Revaluation for 2006 Tax Roll

A handwritten signature in black ink that reads "Scott Noble".

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr